

CHARRETTE KICK-OFF

HIGHLAND HEIGHTS NEIGHBORHOOD

Monday, March 5, 2018

TONIGHT'S SESSION

1. Welcome & Intros

2. The Project

3. The Week Ahead

4. Food for Thought

5. Visioning Exercises

6. Next Steps

1. WELCOME & INTRODUCTIONS

HIGHLAND HEIGHTS CHARRETTE KICK-OFF

PLANNING DEPARTMENT

Responsibilities include:

Work with communities to create land-use policies and community plans

Make recommendations to MPC on zoning decisions, subdivision applications and some development applications

Provide design services to support sustainable development

HIGHLAND HEIGHTS ADVISORY COMMITTEE

Martha Carroll

Neighborhood Association President

Gordon Stacy Harmon

Resident

Ashonti Davis

Resident

Sam McCullough

Resident

Myron Dowell

Resident and Developer

Courtney Williams

Resident

Christy Grace

Resident

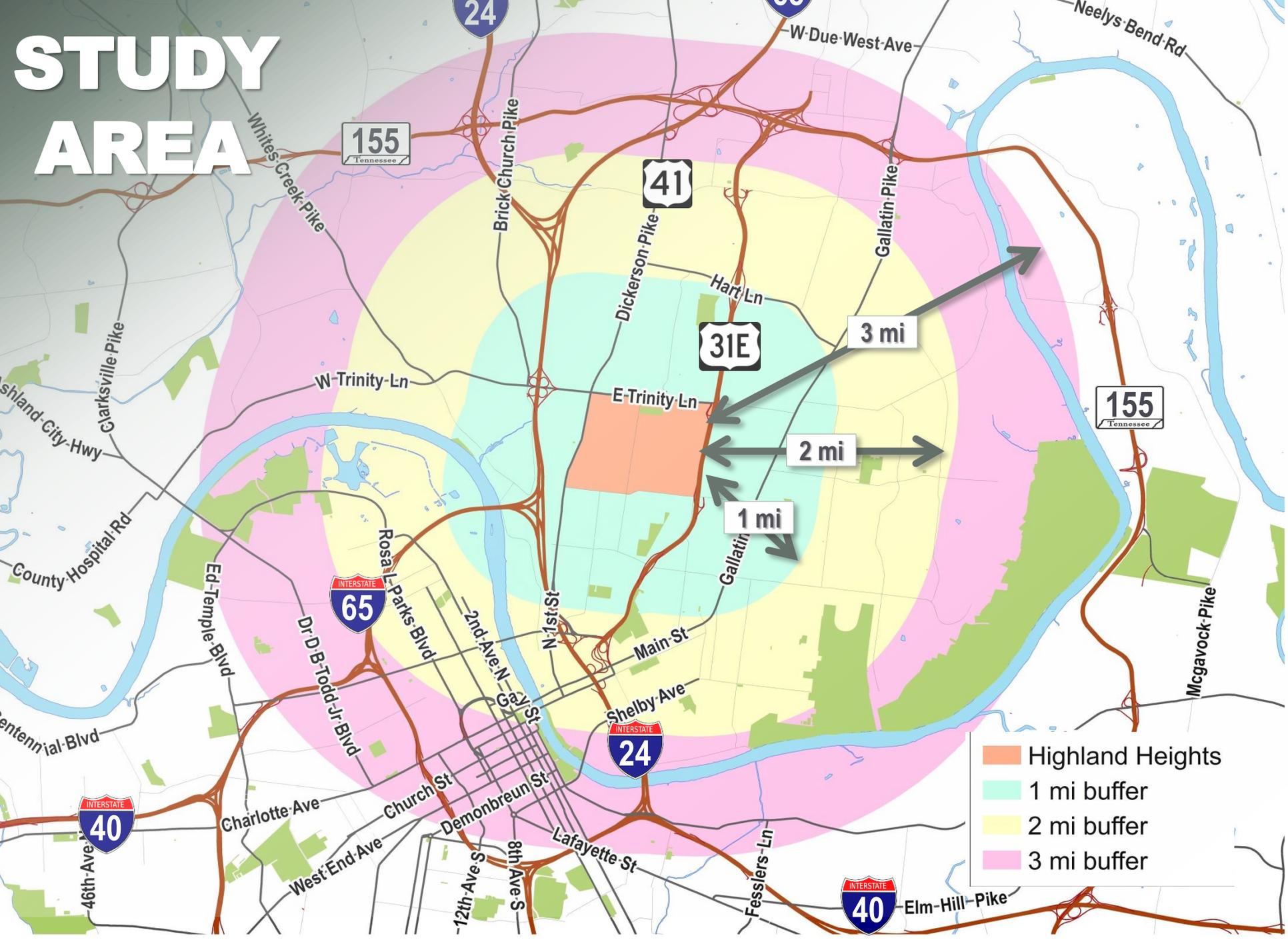
Jessica Williams

Realtor

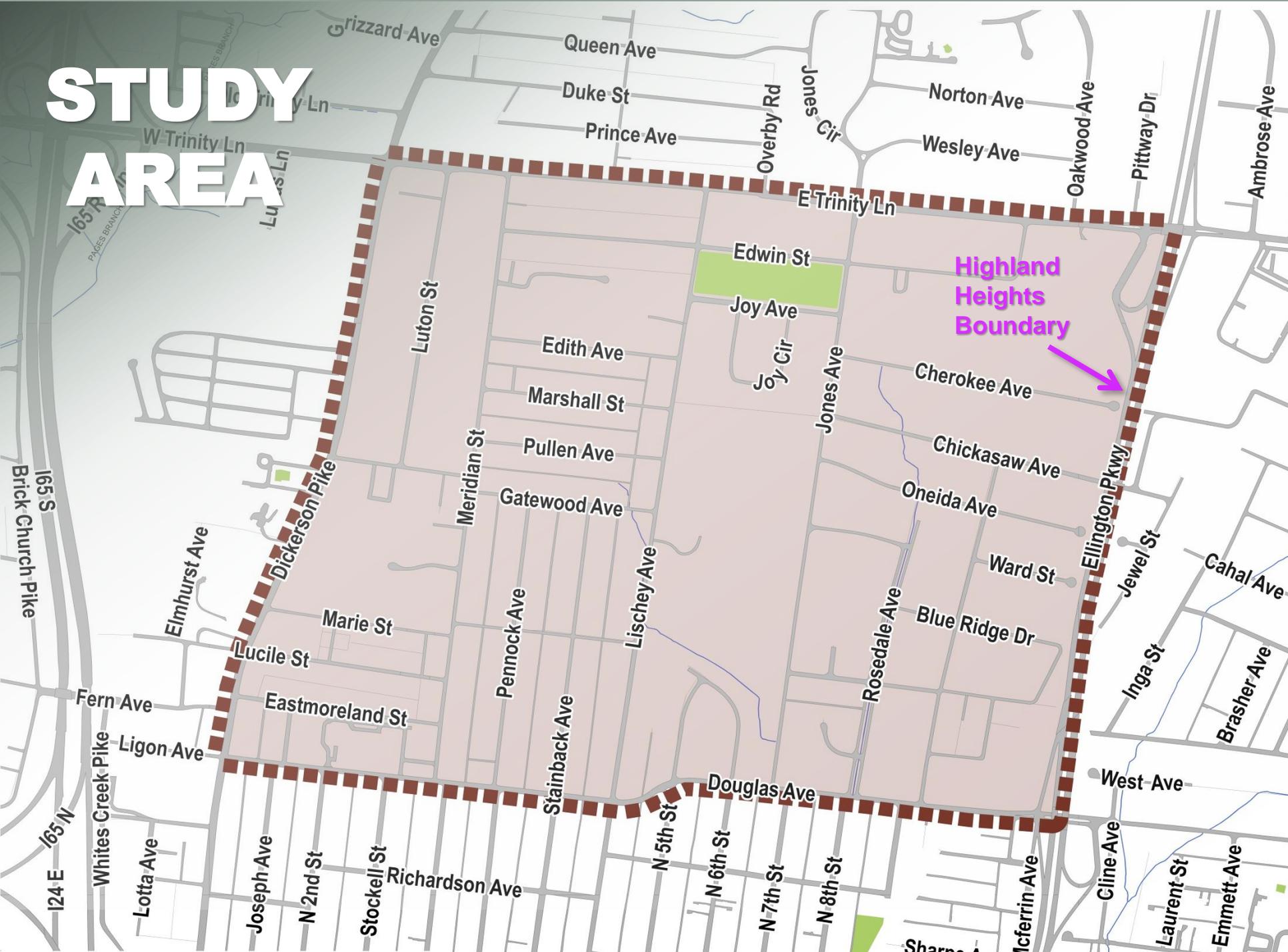
2. THE PROJECT

HIGHLAND HEIGHTS CHARRETTE KICK-OFF

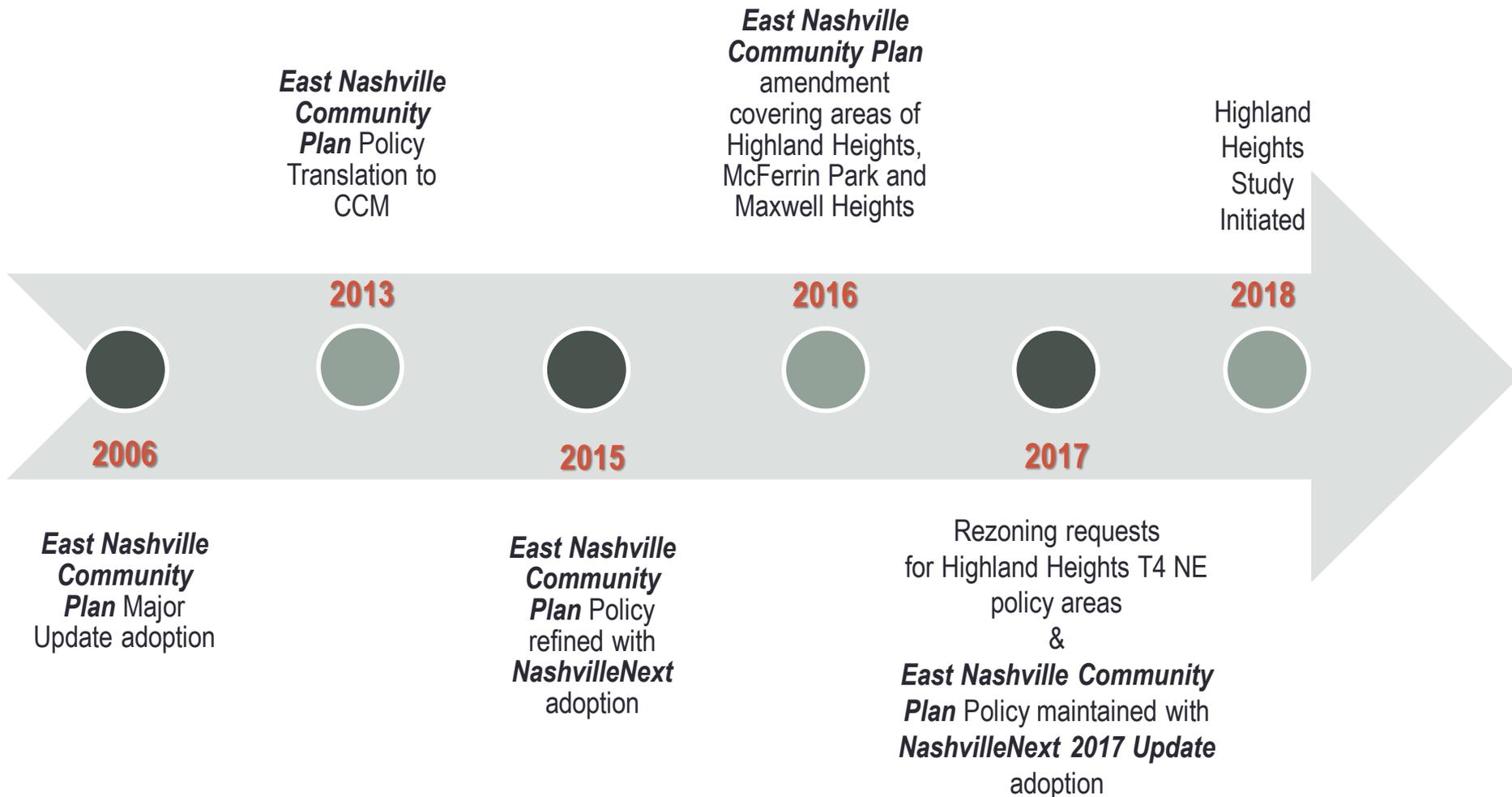
STUDY AREA



STUDY AREA



EAST NASHVILLE COMMUNITY PLAN TIMELINE



WHY ARE WE HERE?

Collect ideas and expectations

Identify common goals

Talk about the future of Highland Heights'

Articulate a vision

Guide change and growth

POTENTIAL OUTCOMES

**Highland
Heights
Charrette**

PLAN AMENDMENT

Refinements to land use policy to guide future entitlement requests

SUPPLEMENTAL POLICY

Additional guidance beyond that provided in CCM to address unique features, characteristics, or needs of an area

DEVELOPMENT SCENARIOS

Illustrate development options based on specific sites/ properties and area characteristics

BUILDING REGULATING PLAN

Additional specificity on building types defined by areas

POLICY VS. ZONING

Land Use Policy

Guidance

**Vision for
an area**

Policy change with a plan amendment
does not change current zoning

Zoning

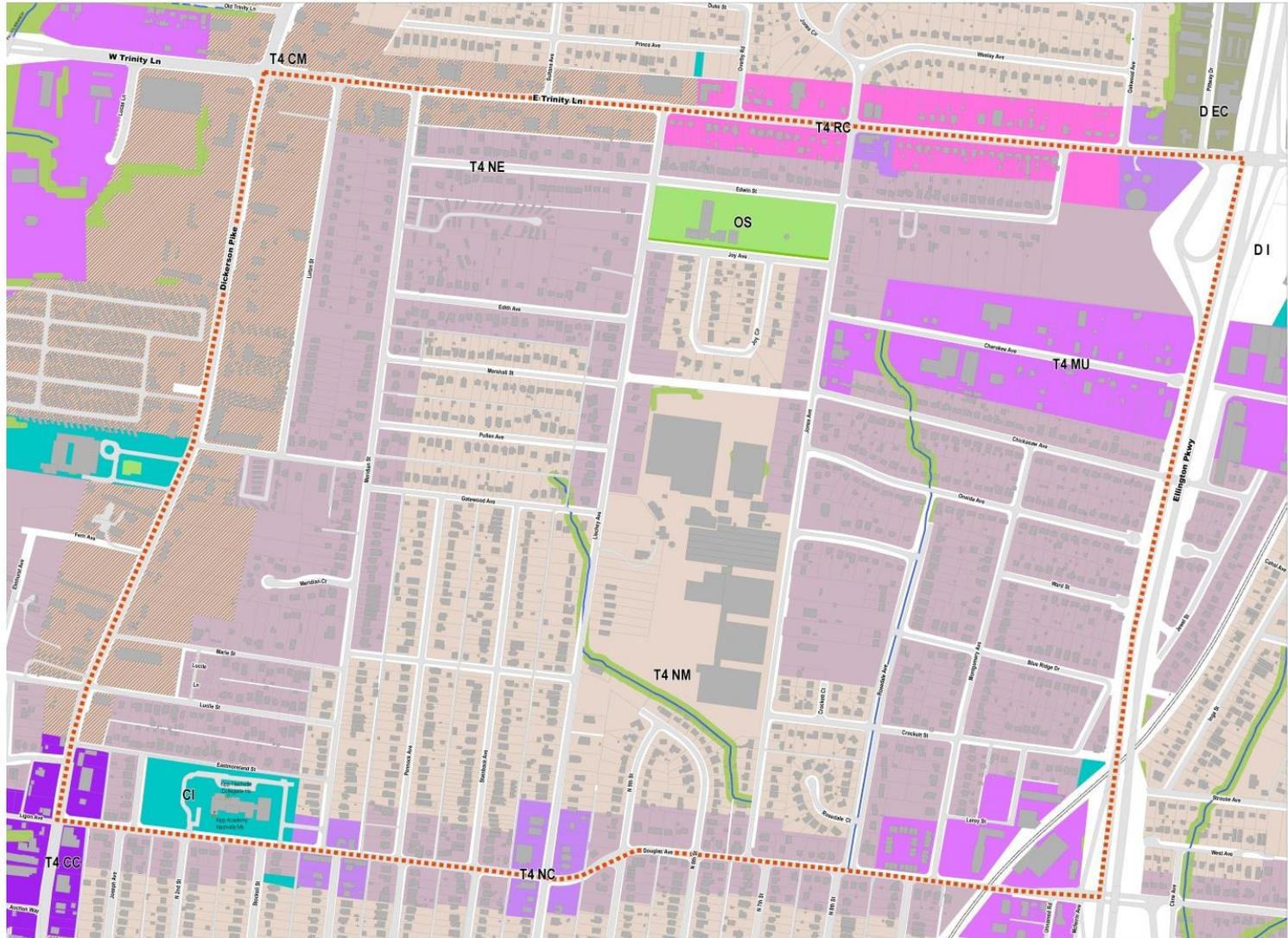
**It's the
Law**

Zoning is
influenced by the
policies in the
Community Plans.

**Controls
physical
development
of land**

e.g. use, density,
height, setbacks,
parking, access,
landscaping, &
signage

PLAN AMENDMENT



DEVELOPMENT SCENARIOS

RESIDENTIAL TRANSITION BUILDING TYPES BERRY/UNIVERSITY URBAN VILLAGE



A TOWN HOUSE
A townhouse contains 6 attached or detached units each with street frontage.



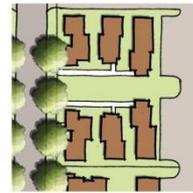
B MANOR HOUSE
A manor house contains 3-4 units with a street frontage designed to reflect the scale of a single family home.



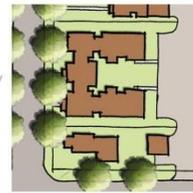
C COTTAGE CLUSTER
A cottage cluster contains multiple units organized around a common green, either attached or detached.



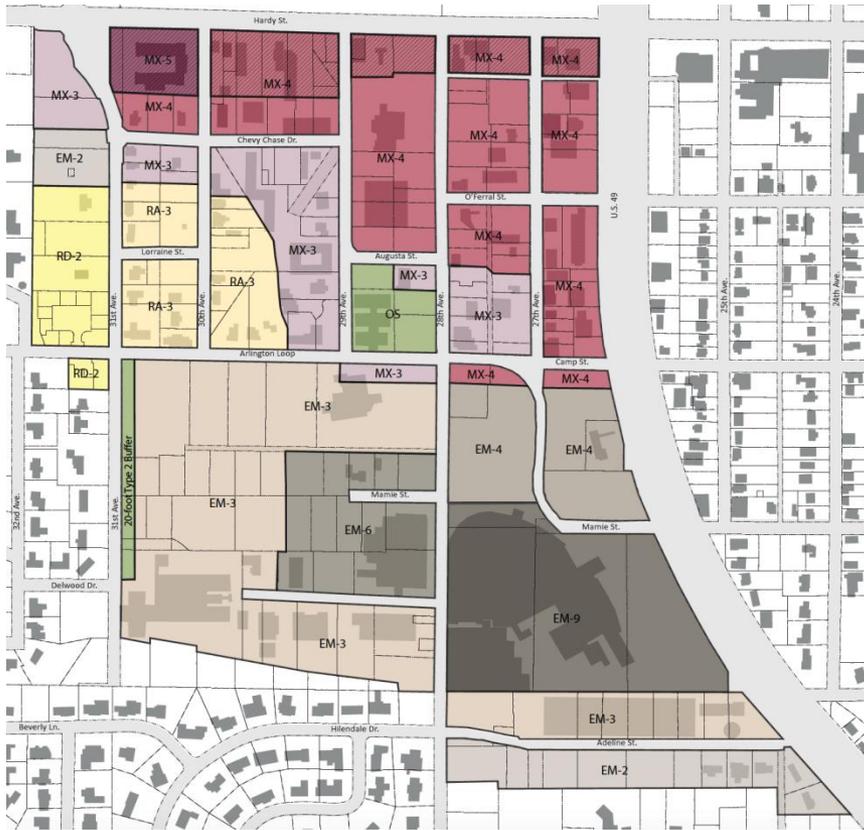
D MIRRORED GREEN
A mirrored green contains 6 units on separate lots arranged around a common green.



E COTTAGE COURT
A cottage court contains 4 or 5 attached or detached units, where 2 face the street, giving the appearance of 2 single family homes from the street.



BUILDING REGULATING PLAN



A. Permitted Building Types

- | | |
|--|--|
|  Mixed Use Building |  Garden Apartment |
|  Shopfront Building |  Stacked Flat |
|  General Building |  Townhouse |
|  Civic Building |  Cottage Court |
|  Apartment Building |  Detached House |
|  Apartment Court | |

STUDY TIMELINE

JAN

Define study area
Analyze study area

FEB

Build public process
Form Advisory Committee

MAR

Charrette
Identify needs and vision
Evaluate solutions



we are here

APR

Develop plan
Consult Advisory Committee

MAY

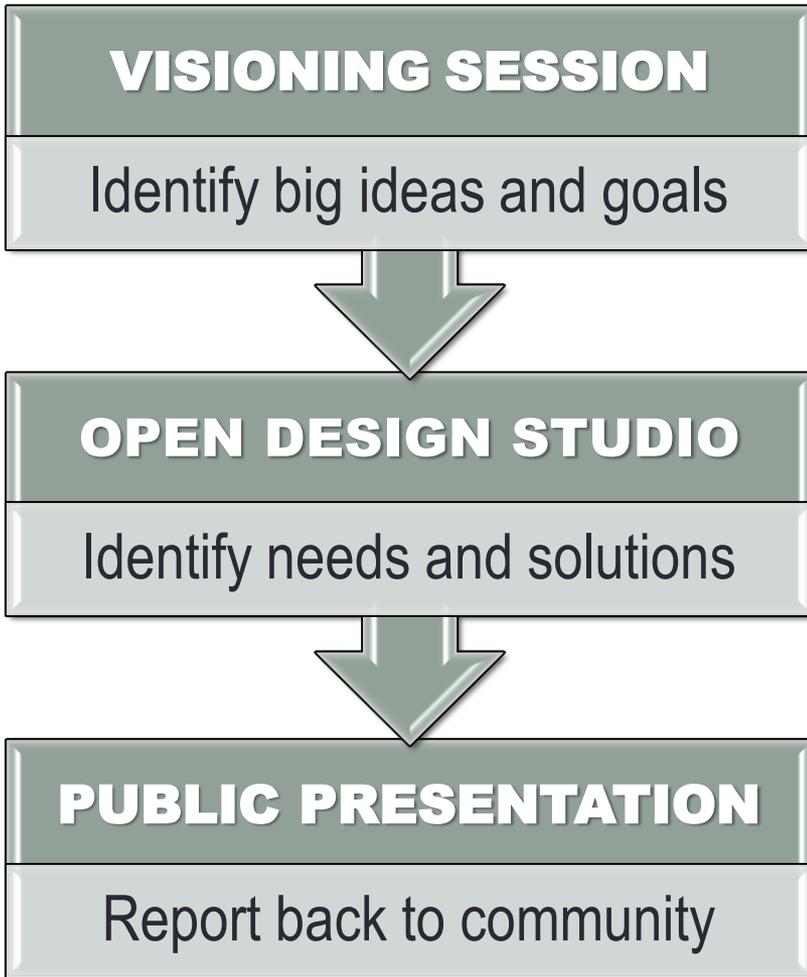
MPC Public Hearing

Check out the website for project information and important dates:
HighlandHeightsStudy.nashville.gov

3. THE WEEK AHEAD

HIGHLAND HEIGHTS CHARRETTE KICK-OFF

CHARRETTE SCHEDULE



	Monday	Tuesday	Wednesday	Thursday
8:00				
9:00	Set up	Visioning Analysis	Open Design Studio	Closed Design Studio
10:00	Tour	Open Design Studio		
11:00				
12:00	Lunch Break			
1:00	Tour Recap	Open Design Studio	Open Design Studio	Closed Design Studio
2:00				
3:00	Visioning preparation			
4:00	Facilitator training	Steering Committee Meeting		
5:00	Lunch Break			
6:00	Visioning Session			Public Presentation
7:00				

4. FOOD FOR THOUGHT

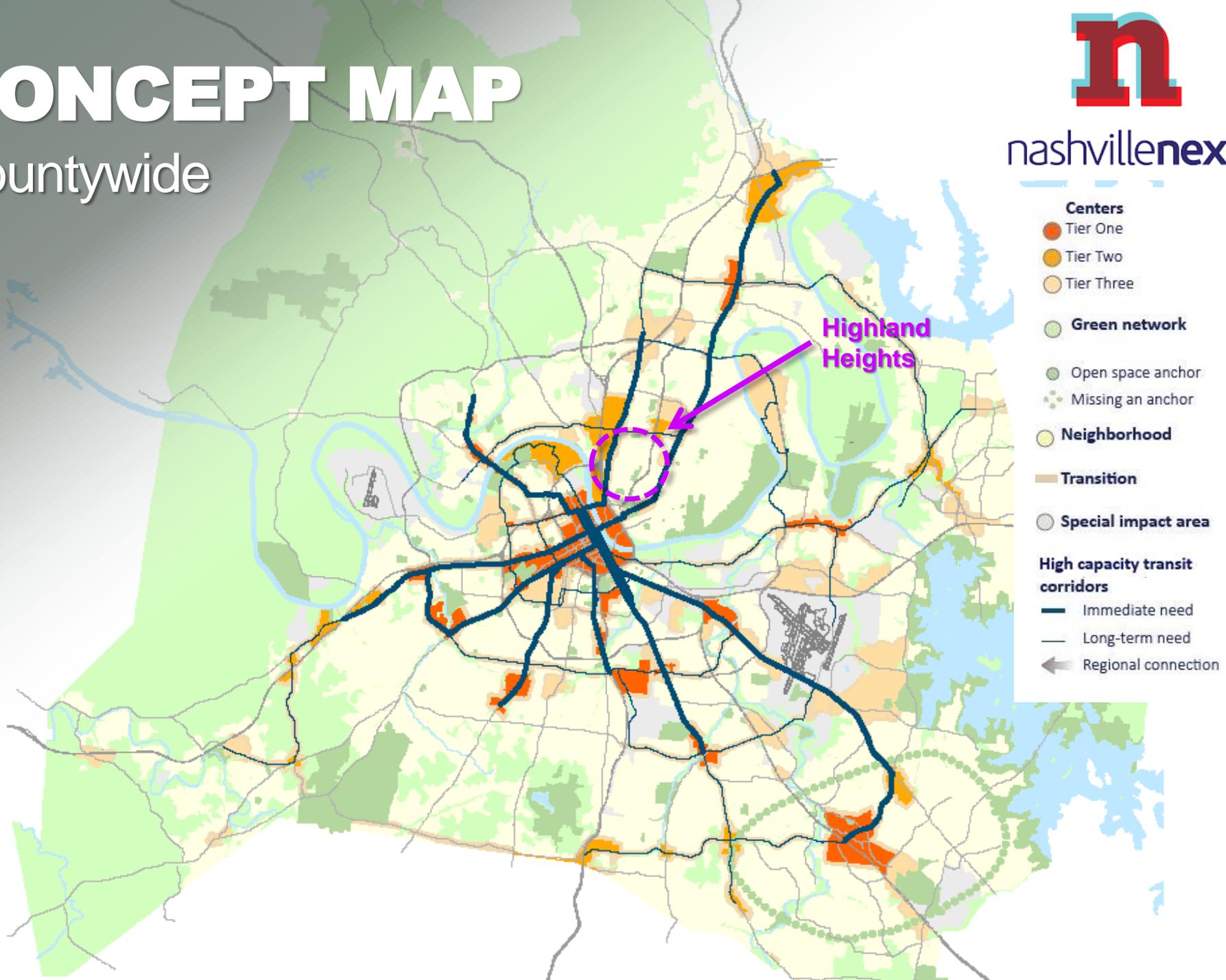
HIGHLAND HEIGHTS CHARRETTE KICK-OFF

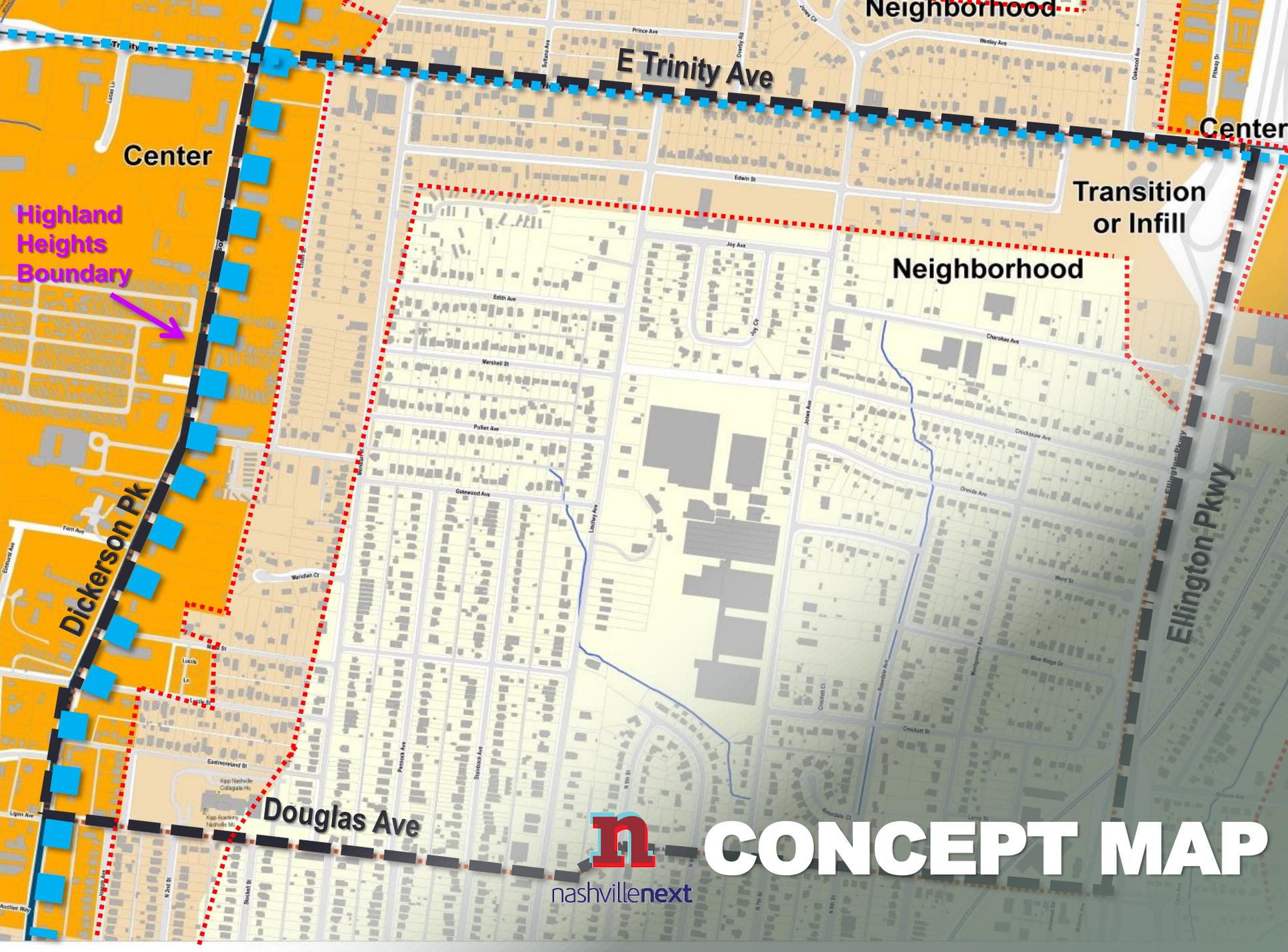
CONCEPT MAP

Countywide



nashvillenext





Neighborhood

E Trinity Ave

Center

Center

Transition or Infill

Highland Heights Boundary

Neighborhood

Dickerson Pk

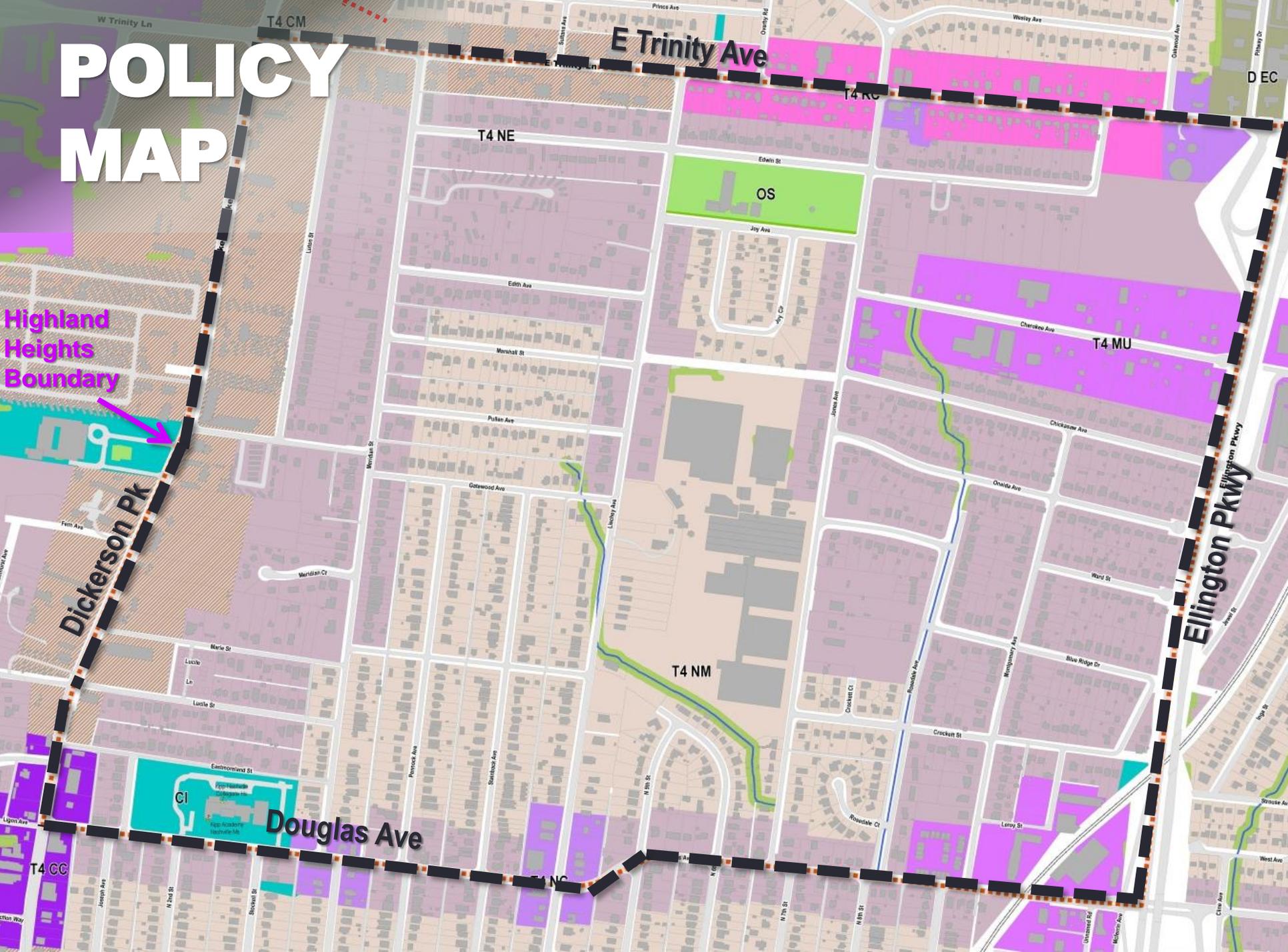
Douglas Ave

Ellington Pkwy


nashvillenext

CONCEPT MAP

POLICY MAP



Highland Heights Boundary

Dickerson Pk

E Trinity Ave

Douglas Ave

Ellington Pkwy

T4 NE

OS

T4 RC

T4 MU

T4 NM

T4 CC

T4 NC

DEC

W Trinity Ln

T4 CM

Priss Ave

Edwin St

Joy Ave

Edwin St

Cherise Ave

Chickadee Ave

Cherise Ave

Chickadee Ave

Wesley Ave

Fern Ave

Marie St

Meridian Ct

Oakwood Ave

Lucky Ave

Junco Ave

Chickadee Ave

Orinda Ave

Ward St

Lucile Ln

Lucile St

Eastwood St

Douglas Ave

Shelton Ave

N 2nd St

N 3rd St

N 4th St

N 5th St

N 6th St

N 7th St

N 8th St

N 9th St

N 10th St

N 11th St

N 12th St

N 13th St

N 14th St

N 15th St

N 16th St

N 17th St

N 18th St

N 19th St

N 20th St

N 21st St

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N 25th St

N 26th St

N 27th St

N 28th St

N 29th St

N 30th St

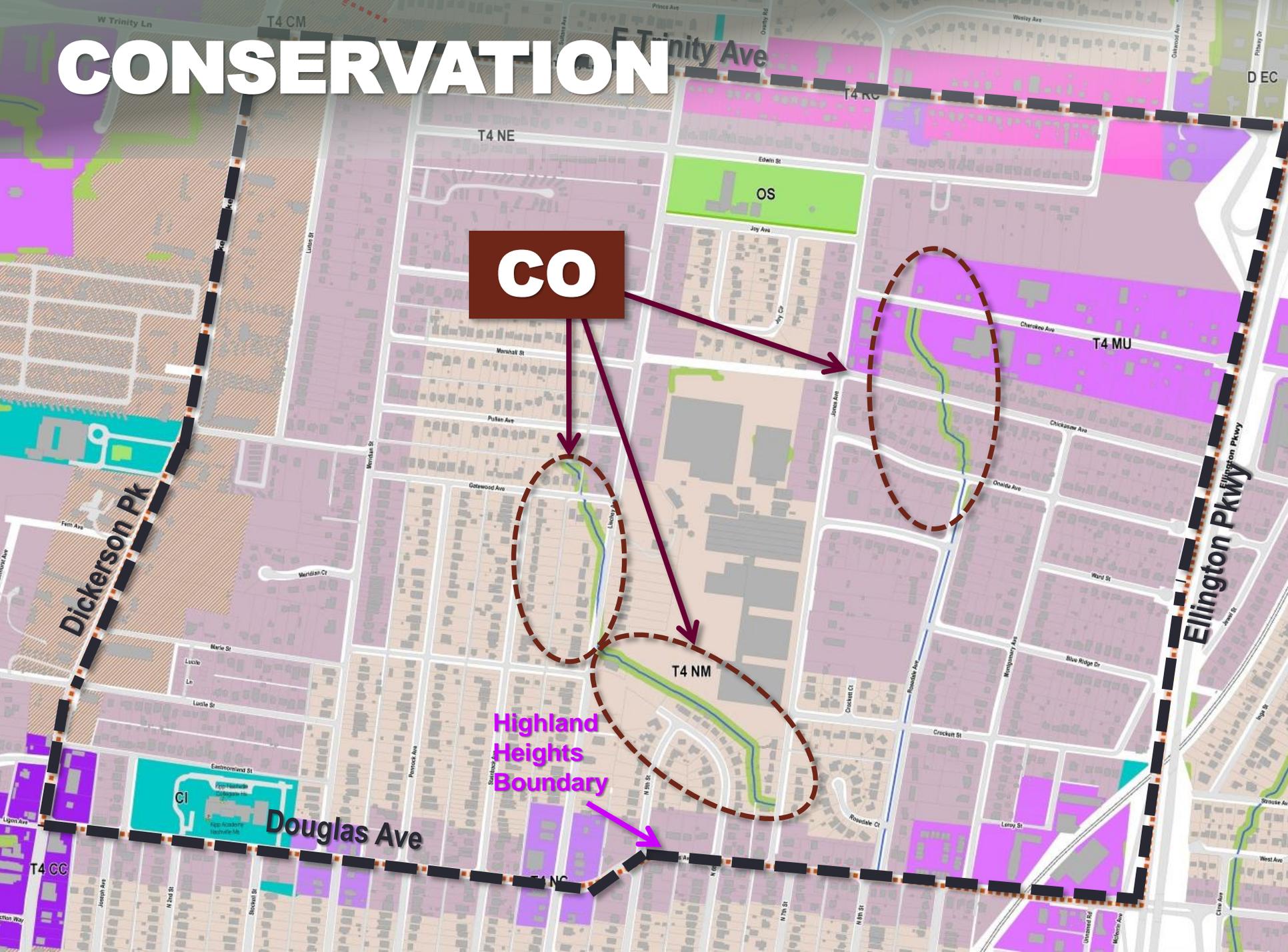
N 31st St

Joseph Ave

CONSERVATION

CO

Highland Heights Boundary



CONSERVATION

Preserve environmentally sensitive land features through protection and remediation, including:

- Steep slopes
- Floodway/floodplains
- Rare/special plant or animal habitats
- Wetlands, and
- Unstable or problem soils

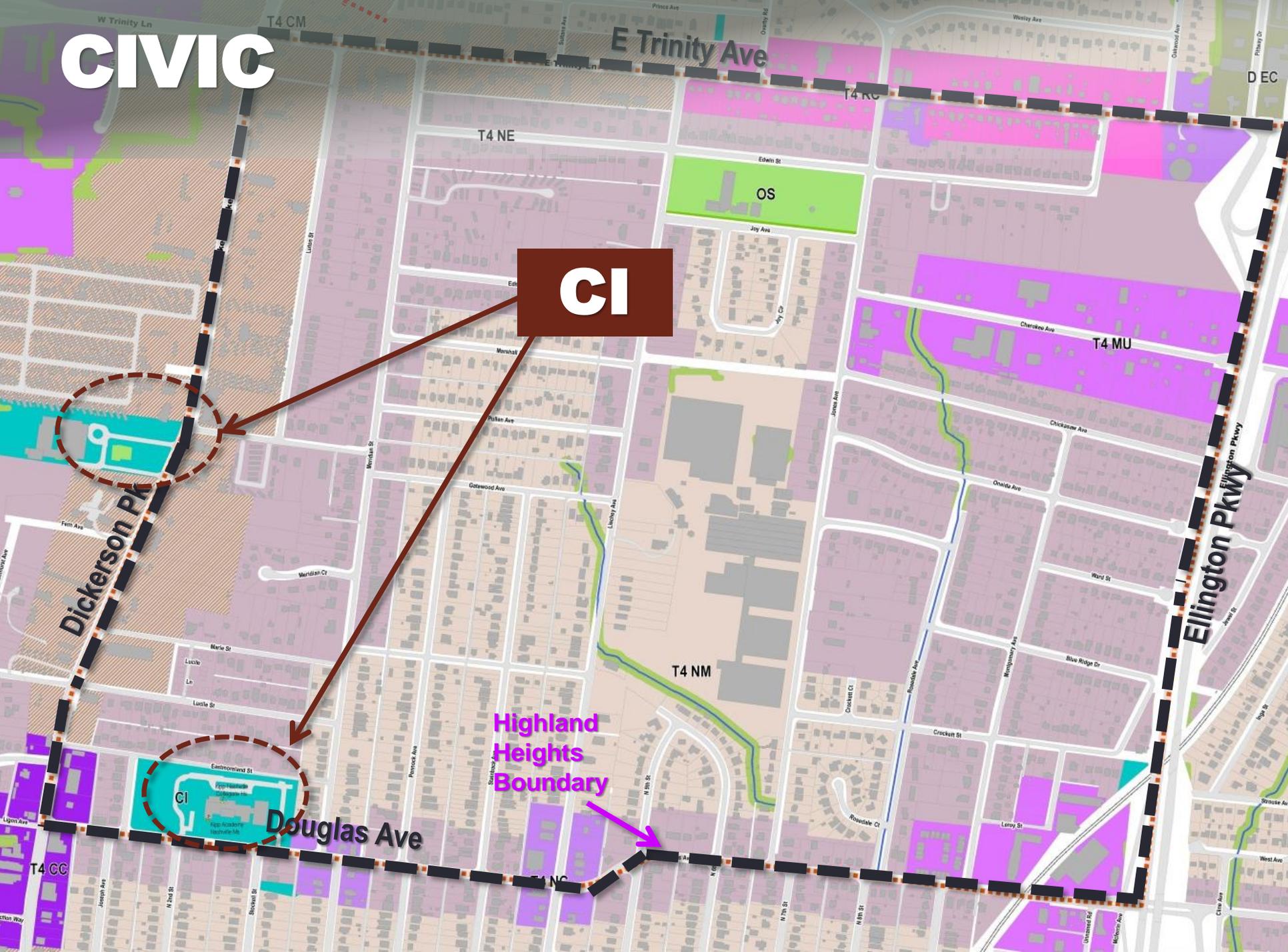
The logo consists of the letters 'CO' in a white, bold, sans-serif font, centered within a dark red rectangular background. The background of the entire slide is a photograph of a stream flowing through a grassy field with trees in the background.

CO

CIVIC

CI

Highland Heights Boundary



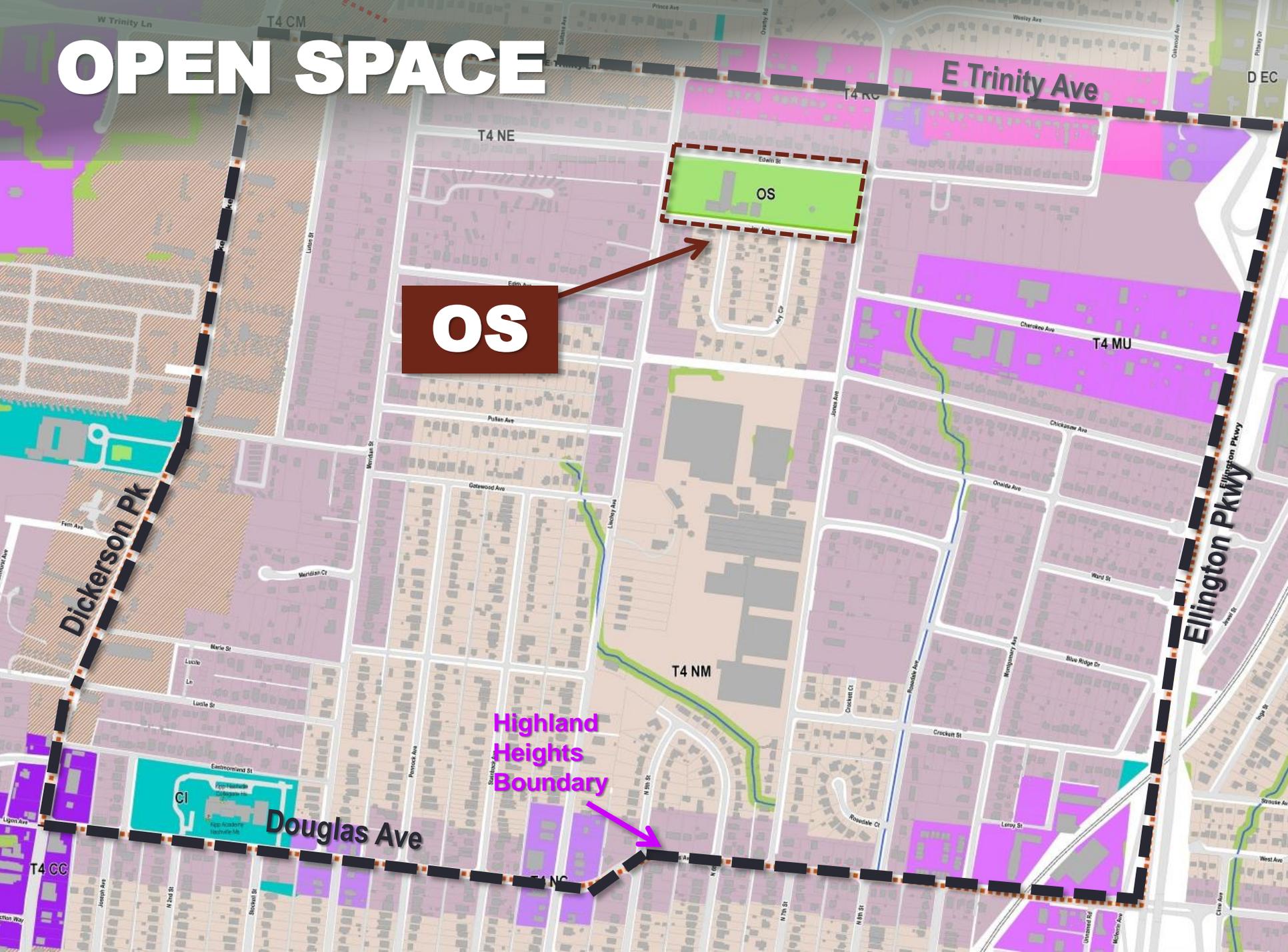
CIVIC

Preserve and enhance publicly owned civic properties so they continue to serve public purposes over time, even if the specific purpose changes.



CI

OPEN SPACE



OS

OS

Highland
Heights
Boundary

Douglas Ave

E Trinity Ave

Ellington Pkwy

Dickerson Pk

T4 NE

OS

T4 MU

T4 NM

CI

T4 CC

T4 RC

T4 CM

DEC

OPEN SPACE

Preserve and enhance existing open space, including public parks and some private land held in conservation easements by land trusts and private groups or individuals.

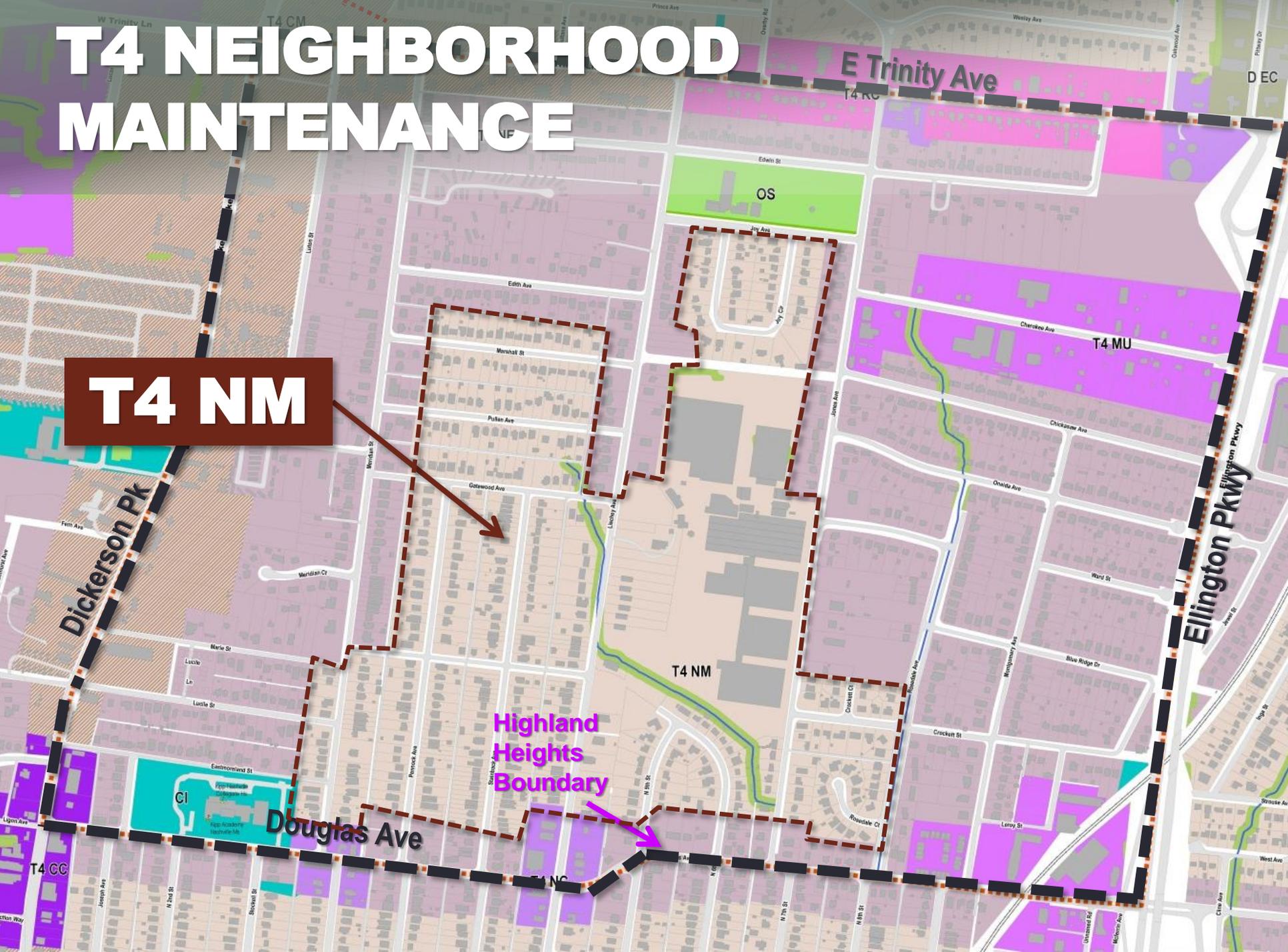


OS

T4 NEIGHBORHOOD MAINTENANCE

T4 NM

Highland
Heights
Boundary



T4 NEIGHBORHOOD MAINTENANCE

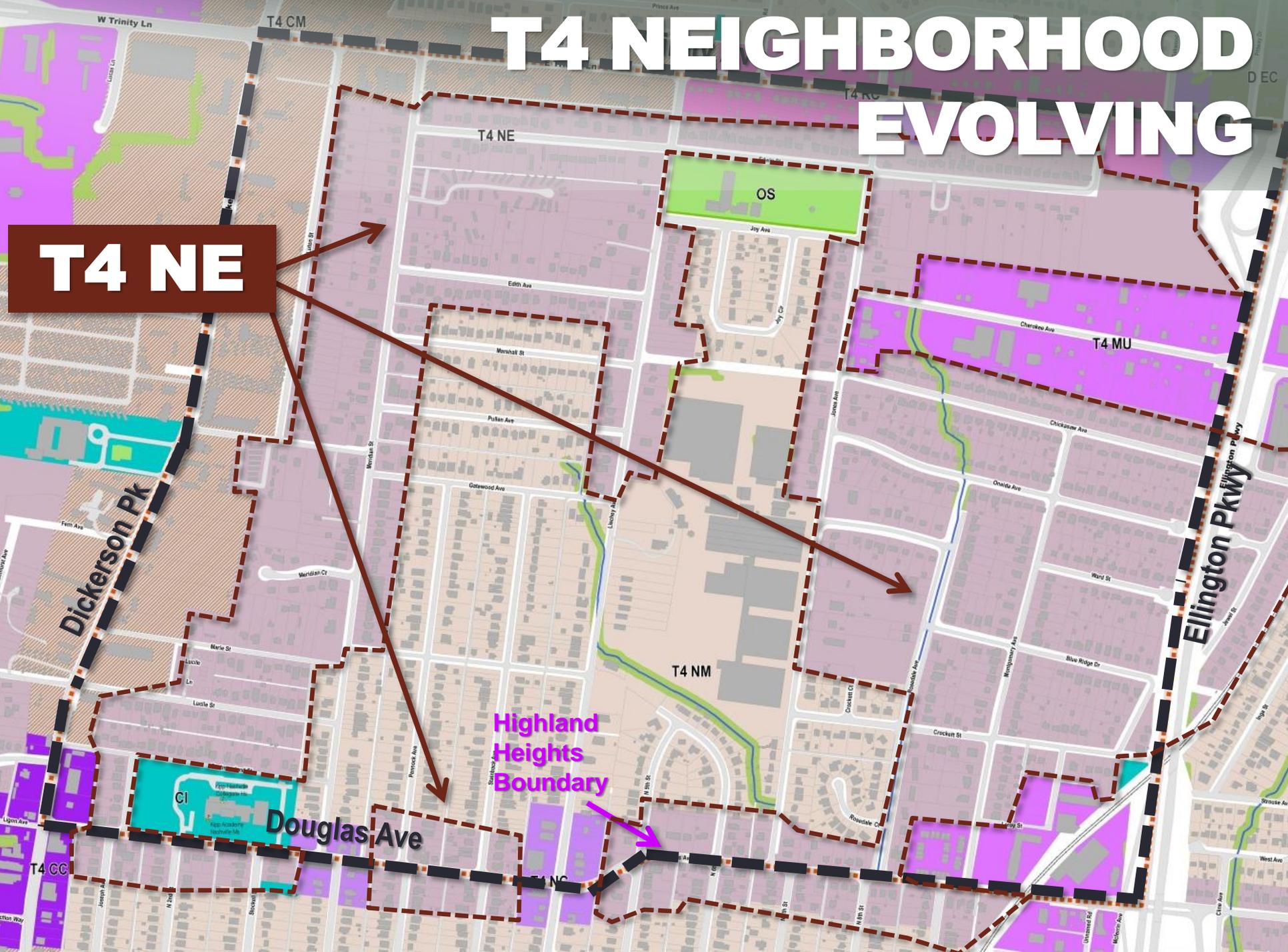
Maintain general character of existing urban neighborhoods, with some change over time as buildings are expanded or replaced, and with high levels of connectivity by complete street networks, sidewalks, bikeways, and existing or planned mass transit.



T4 NM

T4 NEIGHBORHOOD EVOLVING

T4 NE



Highland
Heights
Boundary

Douglas Ave

Ellington Pkwy

CI

OS

T4 MU

T4 NM

T4 NE

T4 CC

T4 NC

T4 NEIGHBORHOOD EVOLVING

Create and enhance urban residential neighborhoods with more housing choices, improved connectivity, and moderate to high density development patterns.



T4 NE

T4 NEIGHBORHOOD CENTER

Maintain, enhance, and create urban, pedestrian friendly, neighborhood centers with a mix of uses, generally located at intersections.

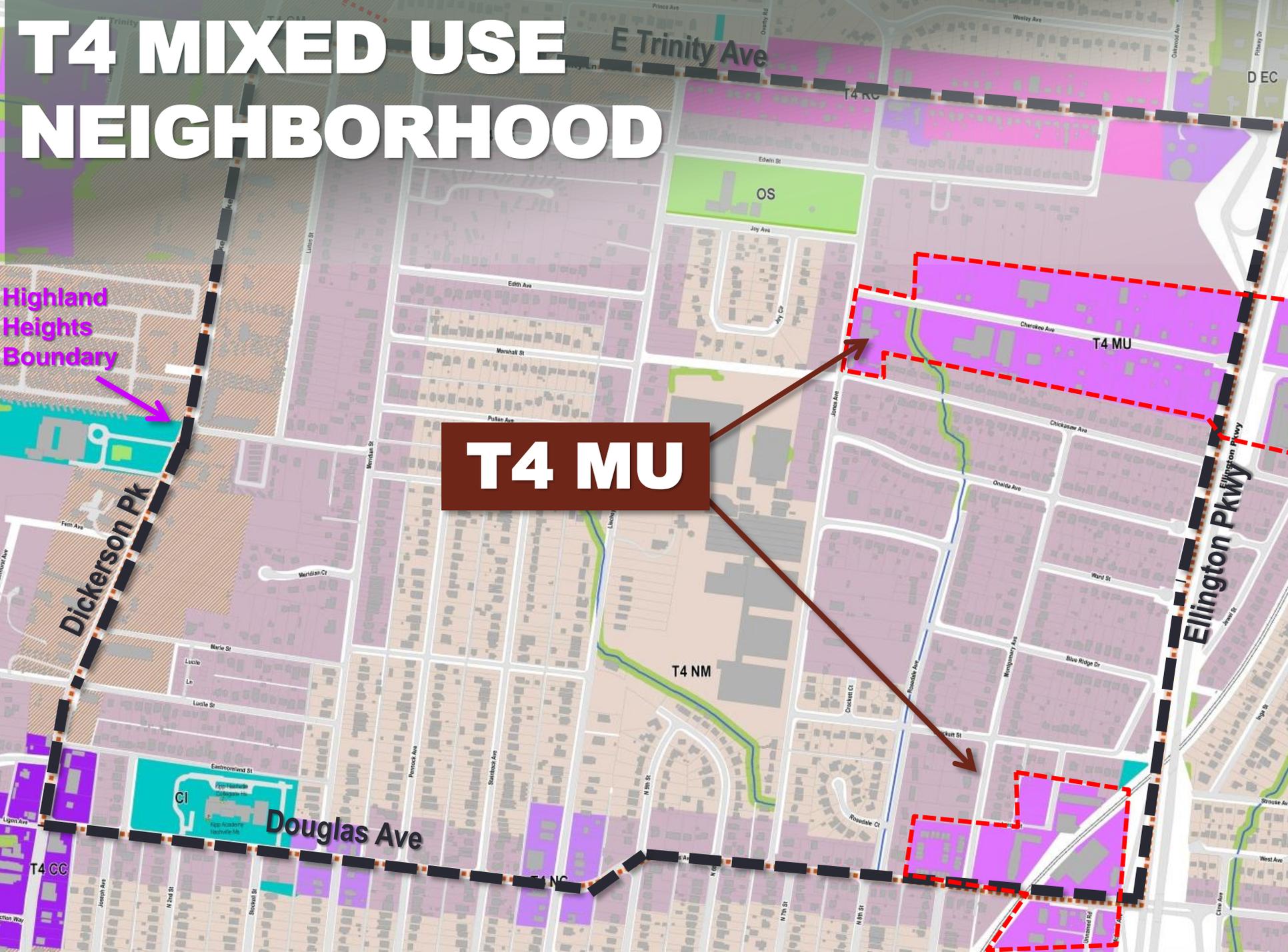


T4 NC

T4 MIXED USE NEIGHBORHOOD

Highland Heights Boundary

T4 MU



T4 MIXED USE NEIGHBORHOOD

Maintain, create, and enhance urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development.



T4 MU

T4 RESIDENTIAL CORRIDOR

Highland
Heights
Boundary

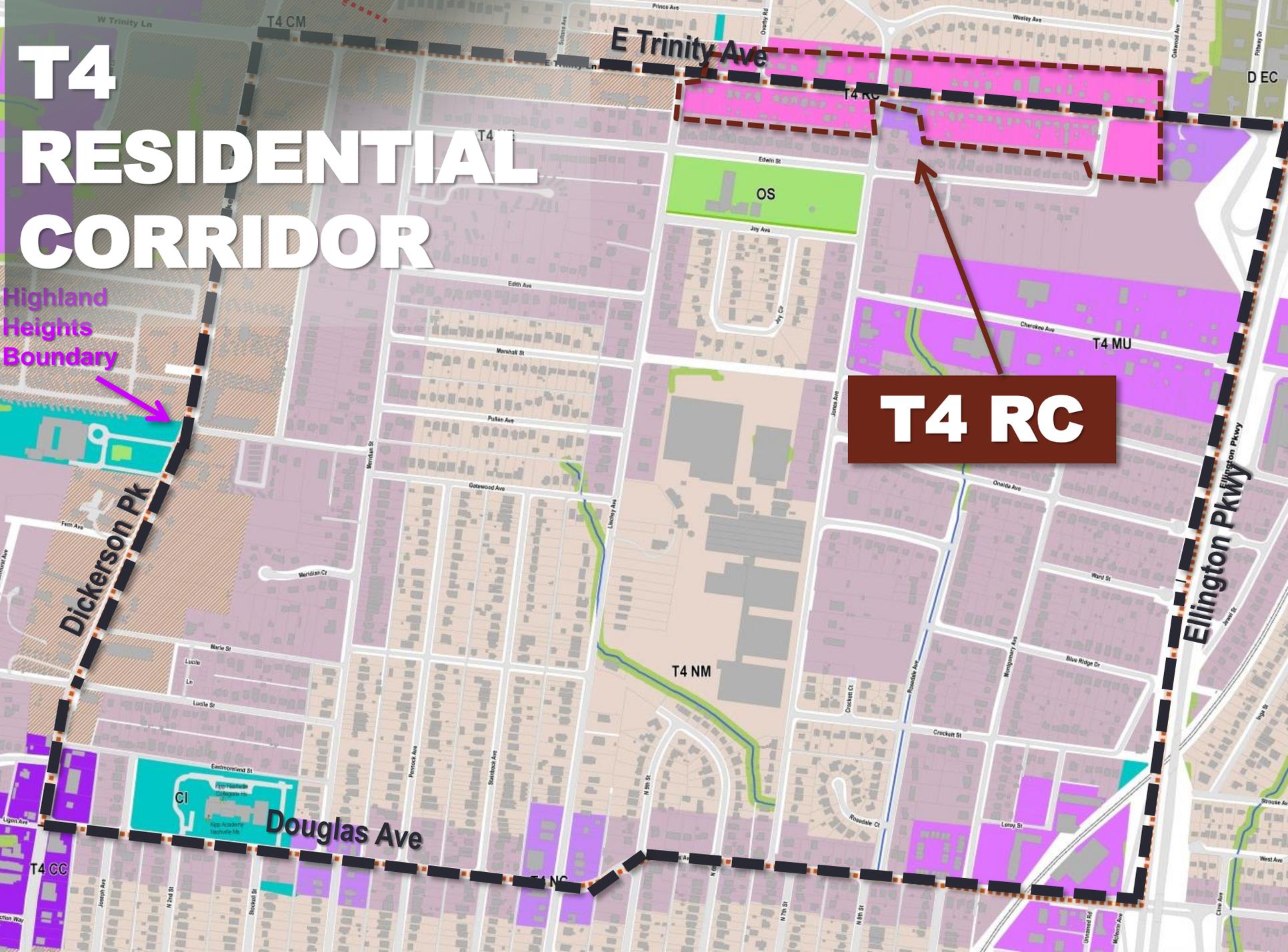
Dickerson Pk

E Trinity Ave

T4 RC

Douglas Ave

Ellington Pkwy



T4 RESIDENTIAL CORRIDOR

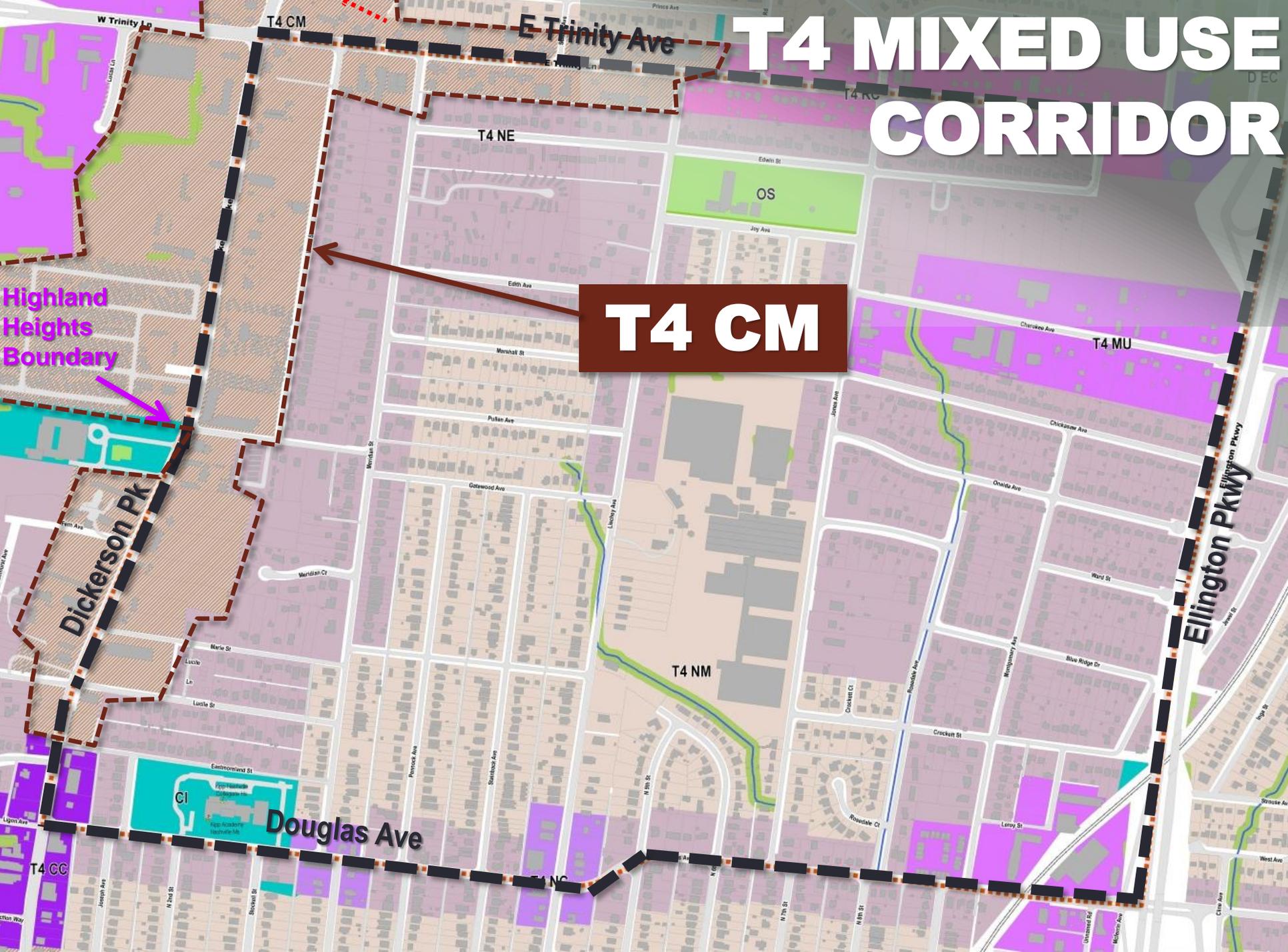
Maintain, enhance, and create urban residential corridors located along prominent urban streets served by multiple modes of transportation and designed and operated to enable safe, attractive, and comfortable access and travel for all users.

T4 RC

T4 MIXED USE CORRIDOR

T4 CM

Highland Heights Boundary



T4 MIXED USE CORRIDOR

Enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections, along with a street design that moves traffic efficiently while accommodating sidewalks, bikeways, and transit.

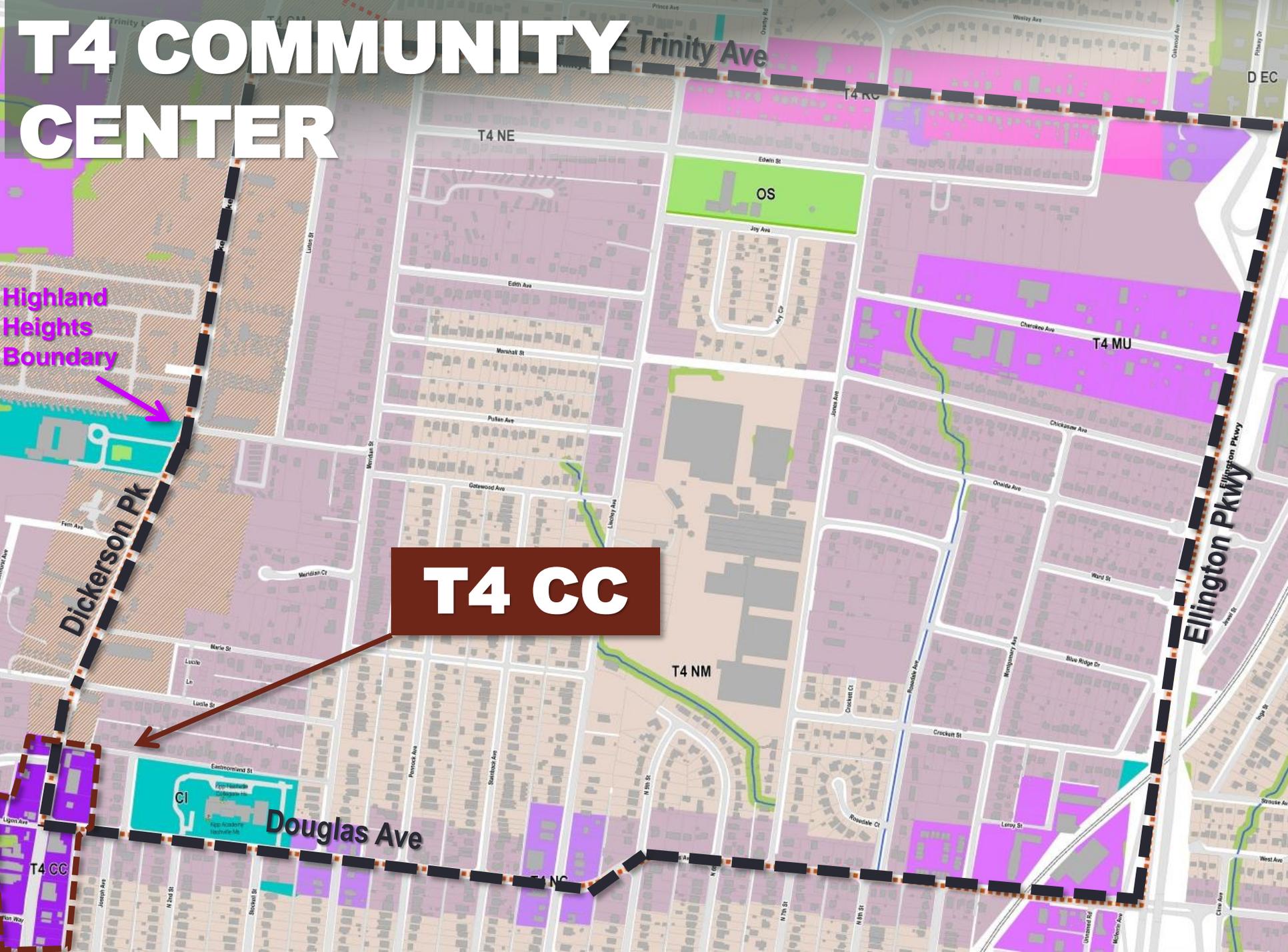


T4 CM

T4 COMMUNITY CENTER

Highland Heights Boundary

T4 CC



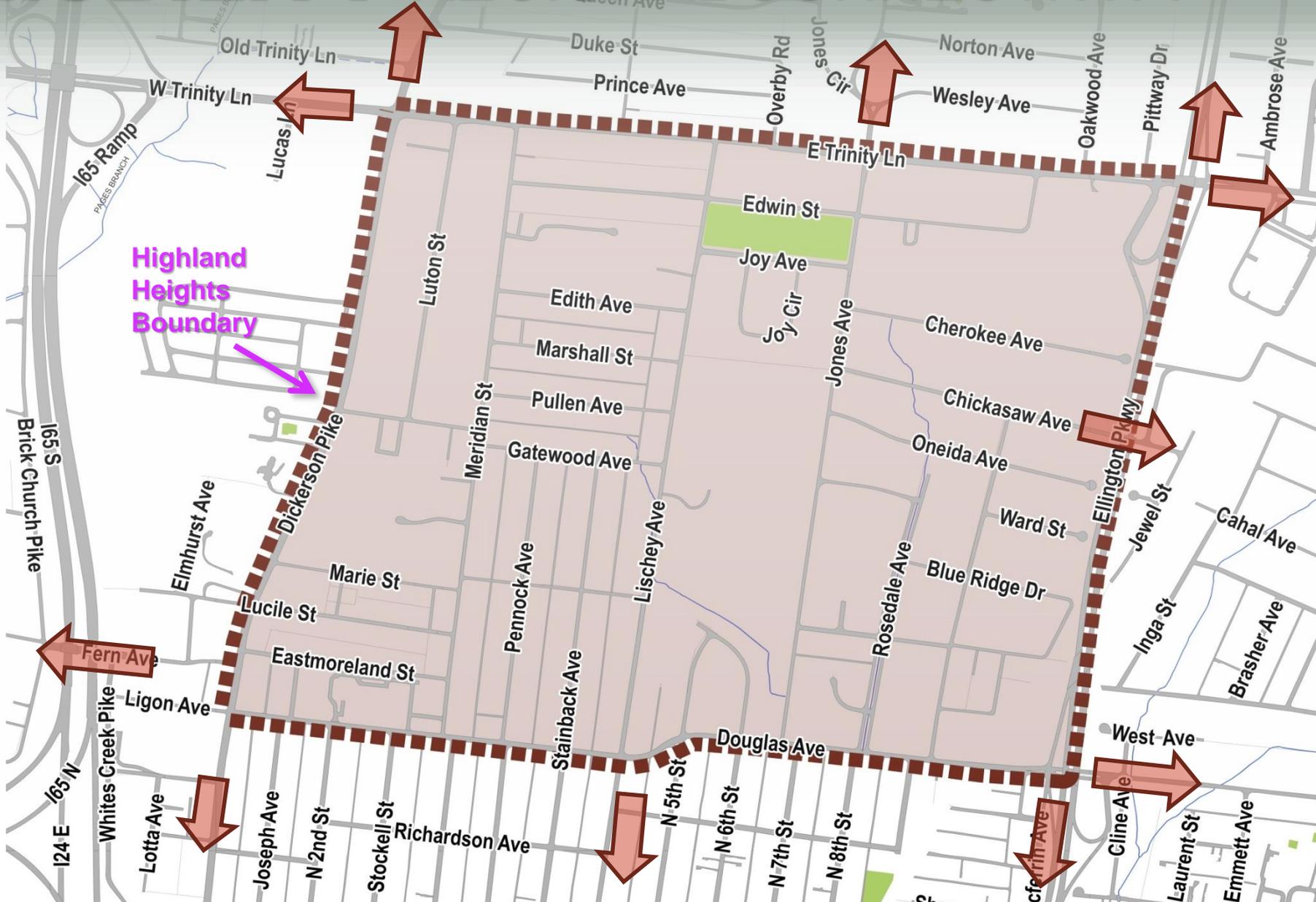
T4 COMMUNITY CENTER

Maintain, create, and enhance pedestrian friendly, urban community centers that serve several neighborhoods through a mix of uses, and are generally located at intersections of prominent urban streets.

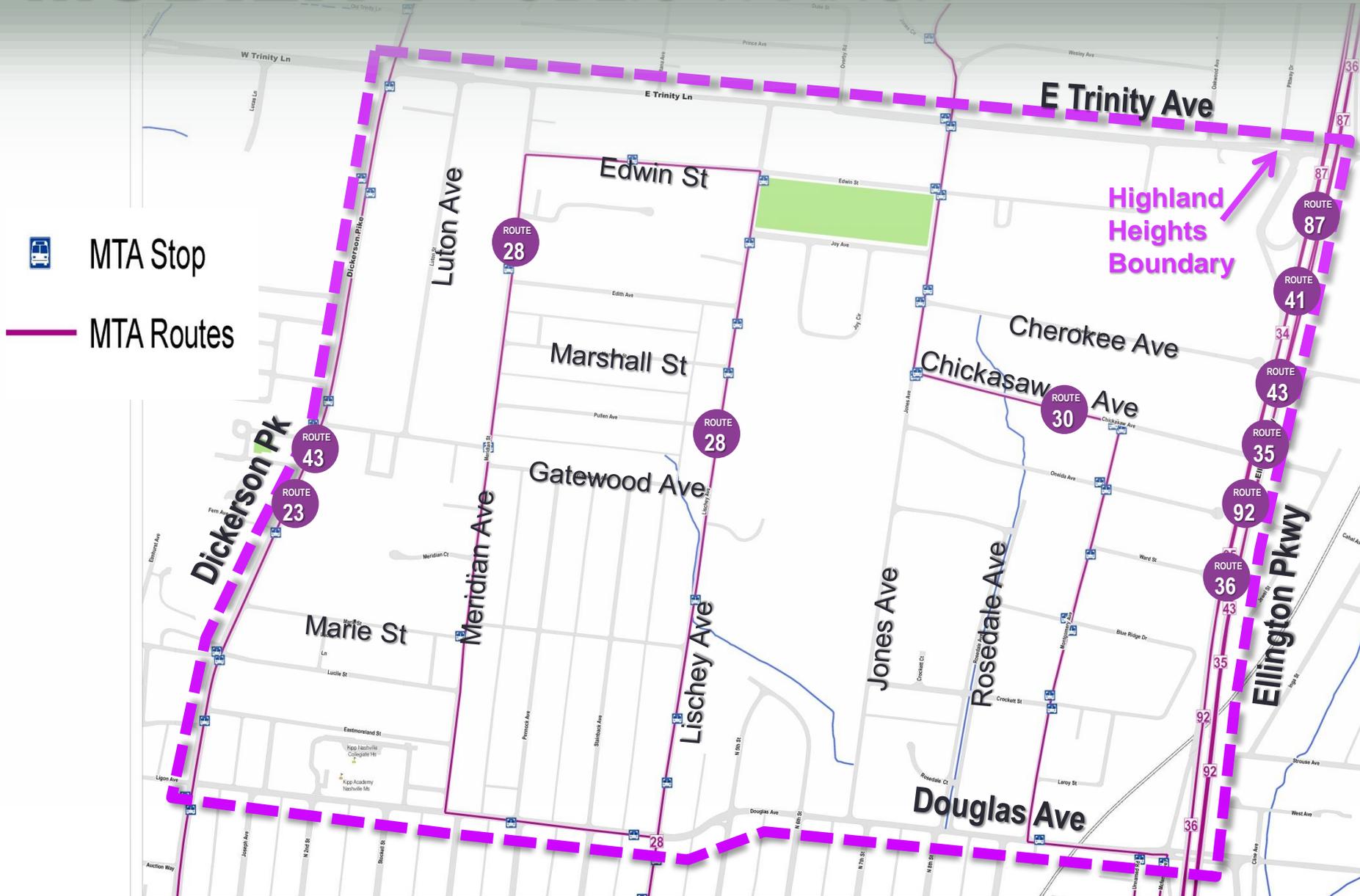


T4 CC

MOBILITY REGIONAL CONNECTIVITY

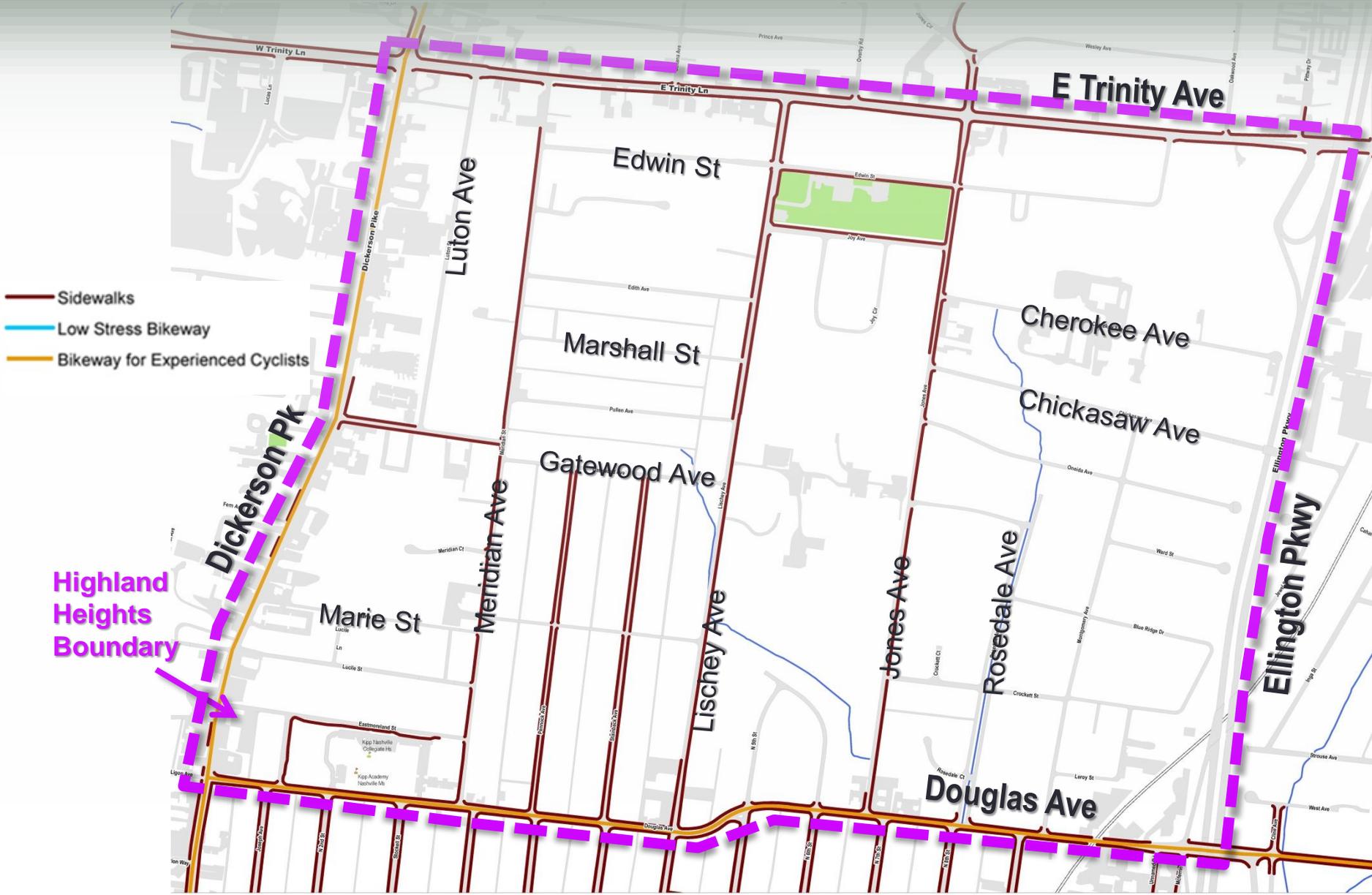


MOBILITY PUBLIC TRANSPORT



MOBILITY BICYCLE & PEDESTRIAN

-  Sidewalks
-  Low Stress Bikeway
-  Bikeway for Experienced Cyclists

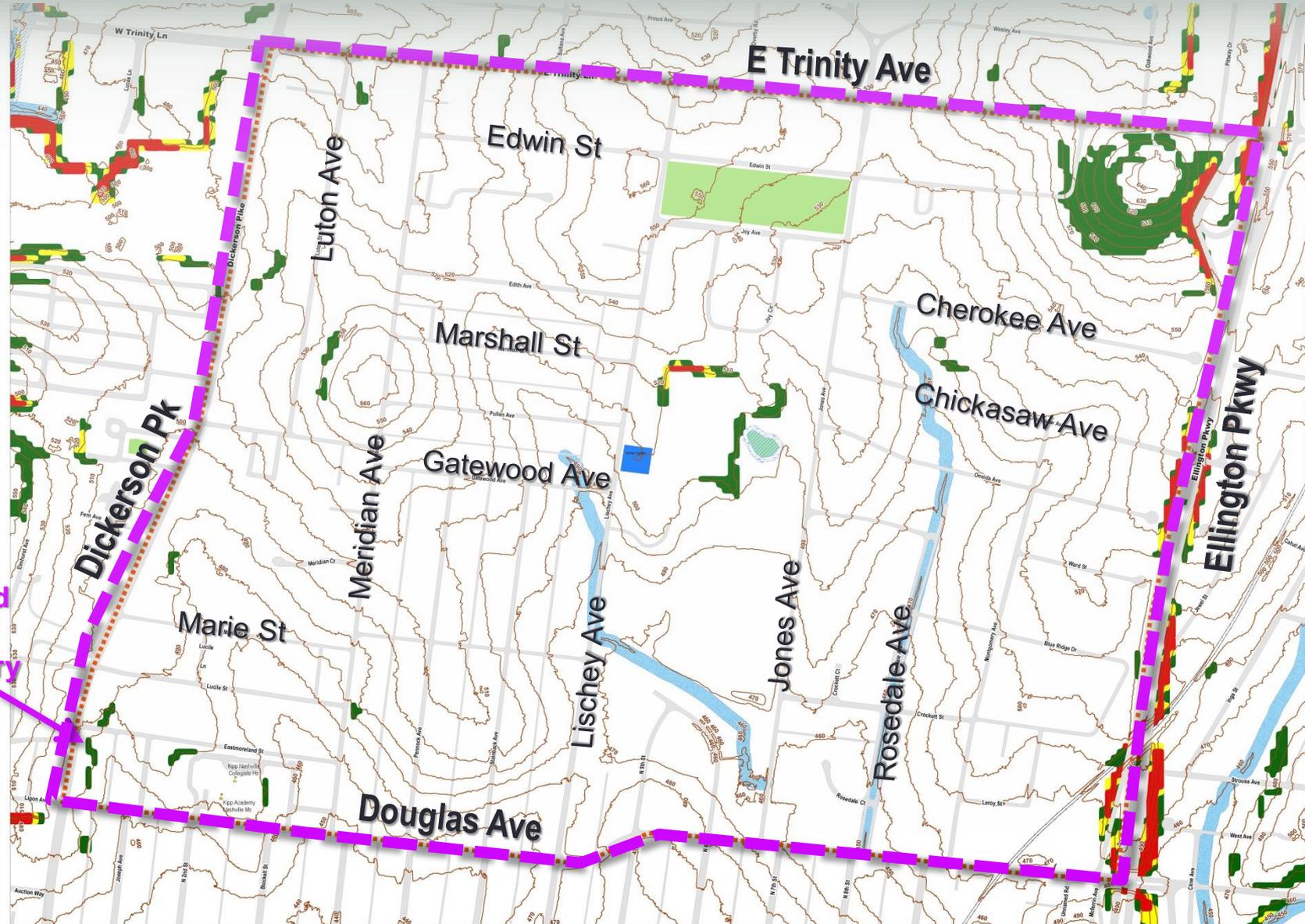


Highland
Heights
Boundary

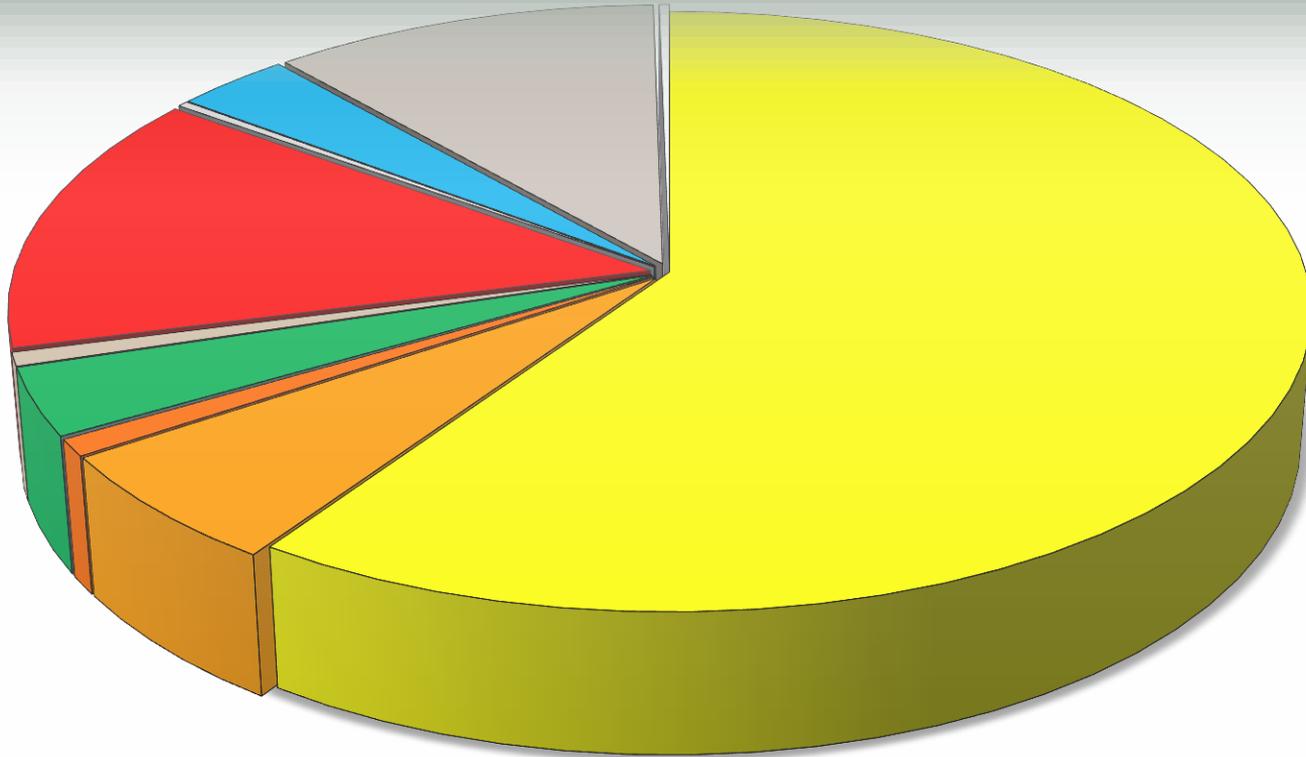
ENVIRONMENTAL

Steep slopes
Stormwater
Cemetery

Highland
Heights
Boundary



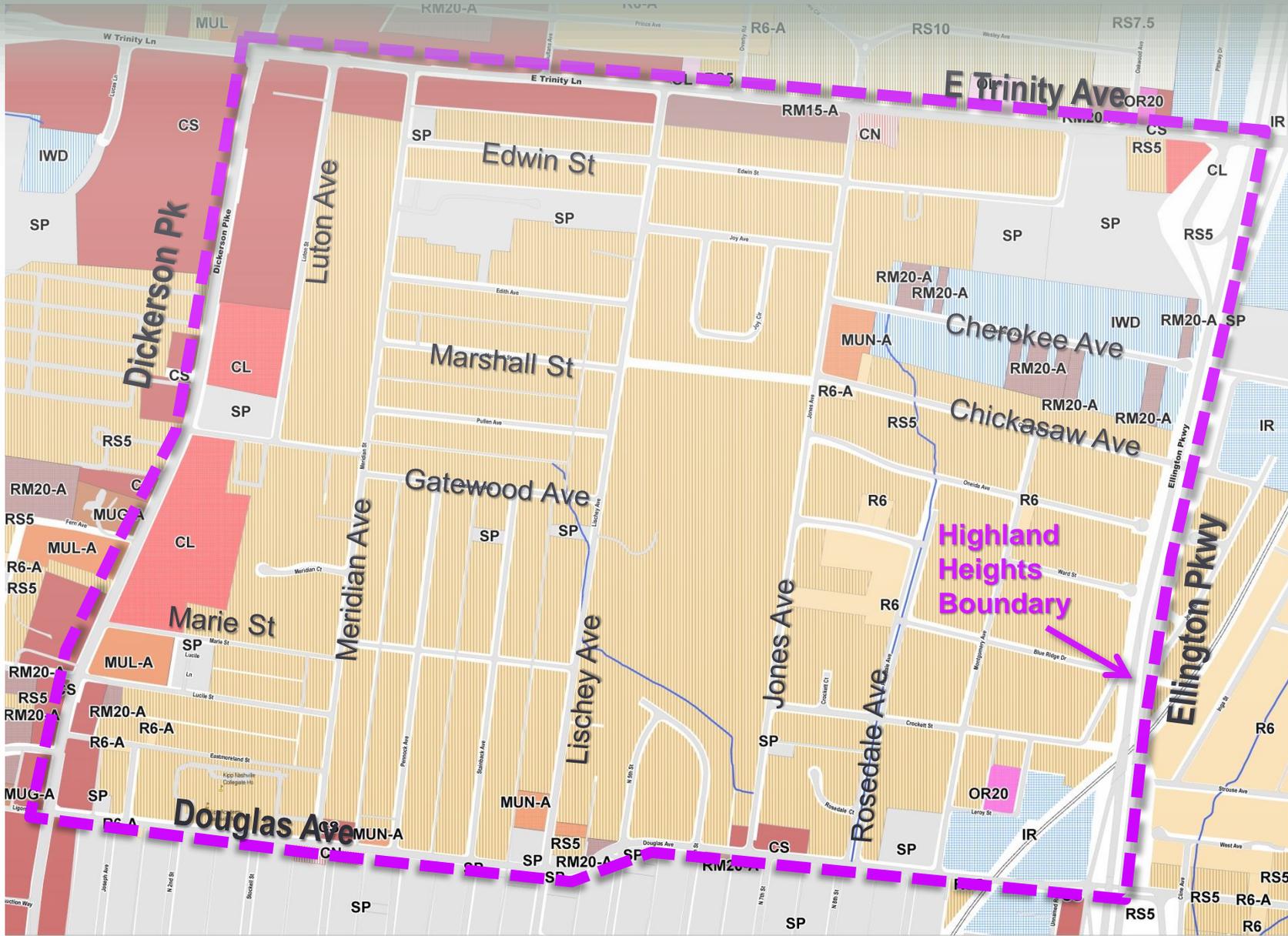
LAND USE



Residential - 1 unit	59.4%	Office or Medical	0.7%
Residential - 2 or 3 unit	6.1%	Commercial	14.2%
Residential - 4+ unit	0.9%	Auto Parking	0.3%
Residential - Nonhousehold	0.1%	Industrial	3.3%
Community, Institutional or Utility	3.6%	Vacant or Farm	11.1%

ZONING

-  R10
-  RS10
-  RS7.5
-  R6; R6-A
-  RS5
-  RM6
-  RM15; RM15-A
-  RM20; RM20-A
-  RM40; RM40-A
-  OL
-  OR20; OR20-A
-  MUN; MUN-A
-  MUL; MUL-A
-  MUG; MUG-A
-  CN
-  CL
-  CS; CS-A
-  IWD
-  IR
-  SP



REZONING REQUESTS SINCE 2013



 Pending Council Action

Case Type

 Rezoning

 Specific Plan

DEVELOPMENT ACTIVITY

- What we're seeing:
 - **Dickerson Pike** – mixed use corridor – potential to absorb growth
 - **Trinity Lane** – mixed use and residential – potential to absorb growth
 - **Douglas Ave** – emerging neighborhood centers at Lischey & Meridian
 - **Infill development** – new construction and rehab:
 - Infill stacked flats
 - Townhouses
 - Duplexes
 - Single family

5. VISIONING EXERCISES

HIGHLAND HEIGHTS VISIONING WORKSHOP

PRE-WORKSHOP EXERCISE

DON'T
FORGET!

GROUND RULES

- Cell phones silenced
- Keep an open mind to other ideas or people
- Respect everyone's time
- Stay on topic/schedule
- All ideas are good
- Everyone participates – no one person dominates
- No one has all the answers
- Have fun!



EXERCISE 1

COMMUNITY RESOURCES

HIGHLAND HEIGHTS VISIONING WORKSHOP

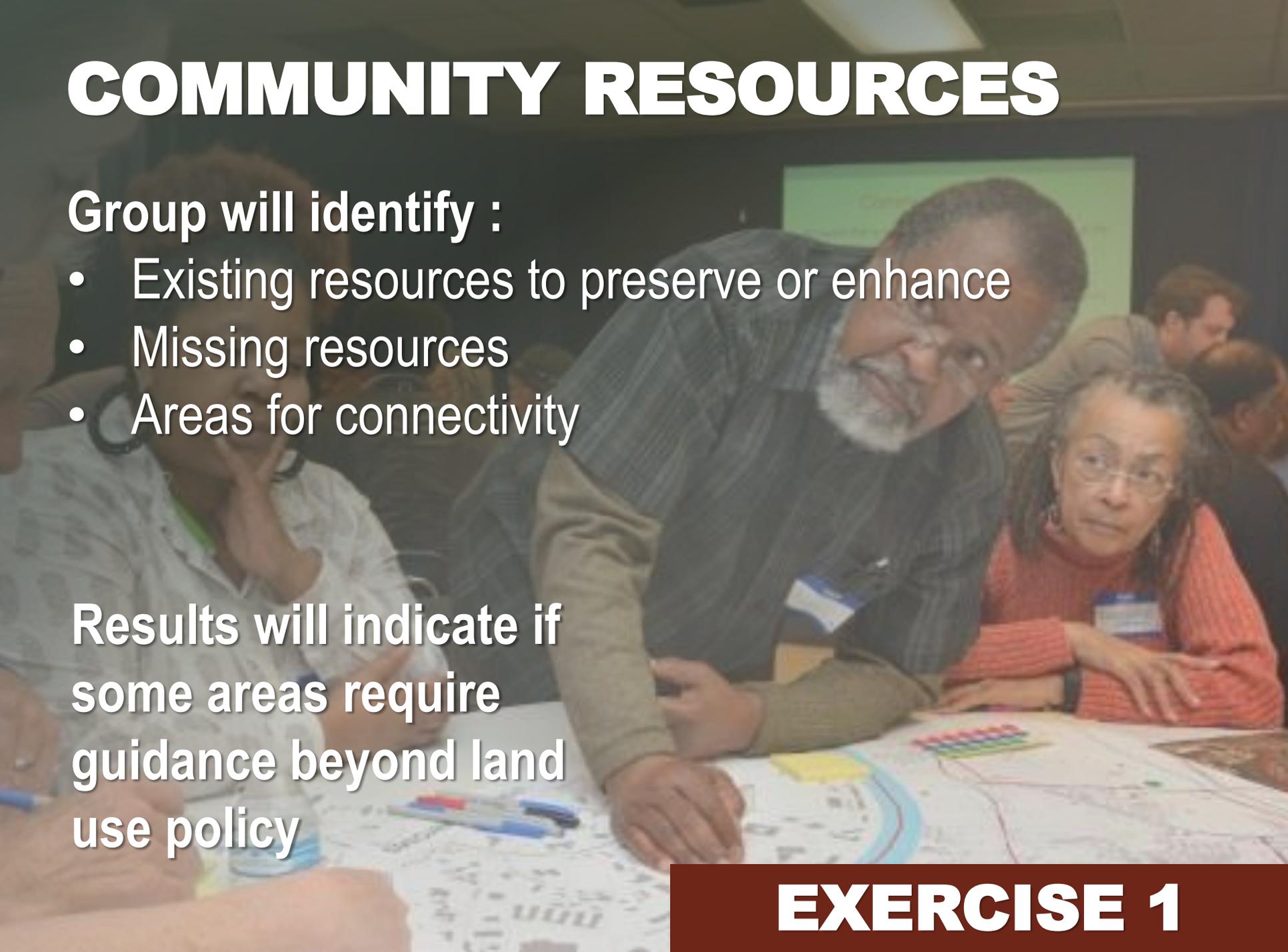
COMMUNITY RESOURCES

An asset that is or can be used to improve the quality of life in a community.

Place	Service	Business	Person	Event	Natural
School Church Library Park Community center	Health care Education Organization	Jobs Neighborhood service Restaurant Retail	Neighbor Community leader	Farmers market Festivals Neighborhood party	Environment Trees Water Hills Wildlife

EXERCISE 1

COMMUNITY RESOURCES



Group will identify :

- Existing resources to preserve or enhance
- Missing resources
- Areas for connectivity

Results will indicate if some areas require guidance beyond land use policy

EXERCISE 1

EXERCISE 2

GROWTH, CHANGE & MAINTAIN

HIGHLAND HEIGHTS VISIONING WORKSHOP

GROWTH, CHANGE & MAINTAIN

Group will identify :

- Areas that should be preserved or that should change and grow

Results tell us if current policies should remain or if another policy should be considered.

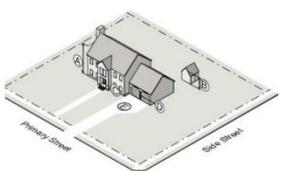
EXERCISE 2

EXERCISE 3

**RESIDENTIAL
CHARACTER**

HIGHLAND HEIGHTS VISIONING WORKSHOP

BUILDING TYPES



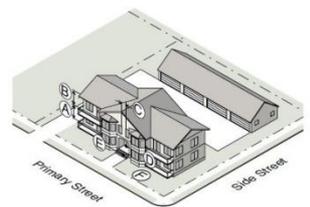
Single Family
1 to 3 stories
One unit on a single lot



Accessory Dwellings
1 to 3 stories
Mother-in-Law's units, garage apartments, alley units



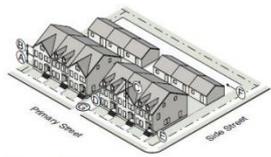
Two Family
1 to 3 stories
Two units on a single lot



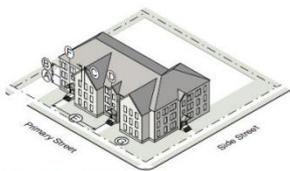
Multiplex
2 - 3 stories
One building with 3 to 6 units



Cottage Courts
2 - 3 stories
Multiple single-family units centered on a courtyard, on more than one lot



Townhouses
2 - 3 stories
Attached units along streets



Stacked Flats
2 - 5 stories
Multi-family building (apartments or condos)



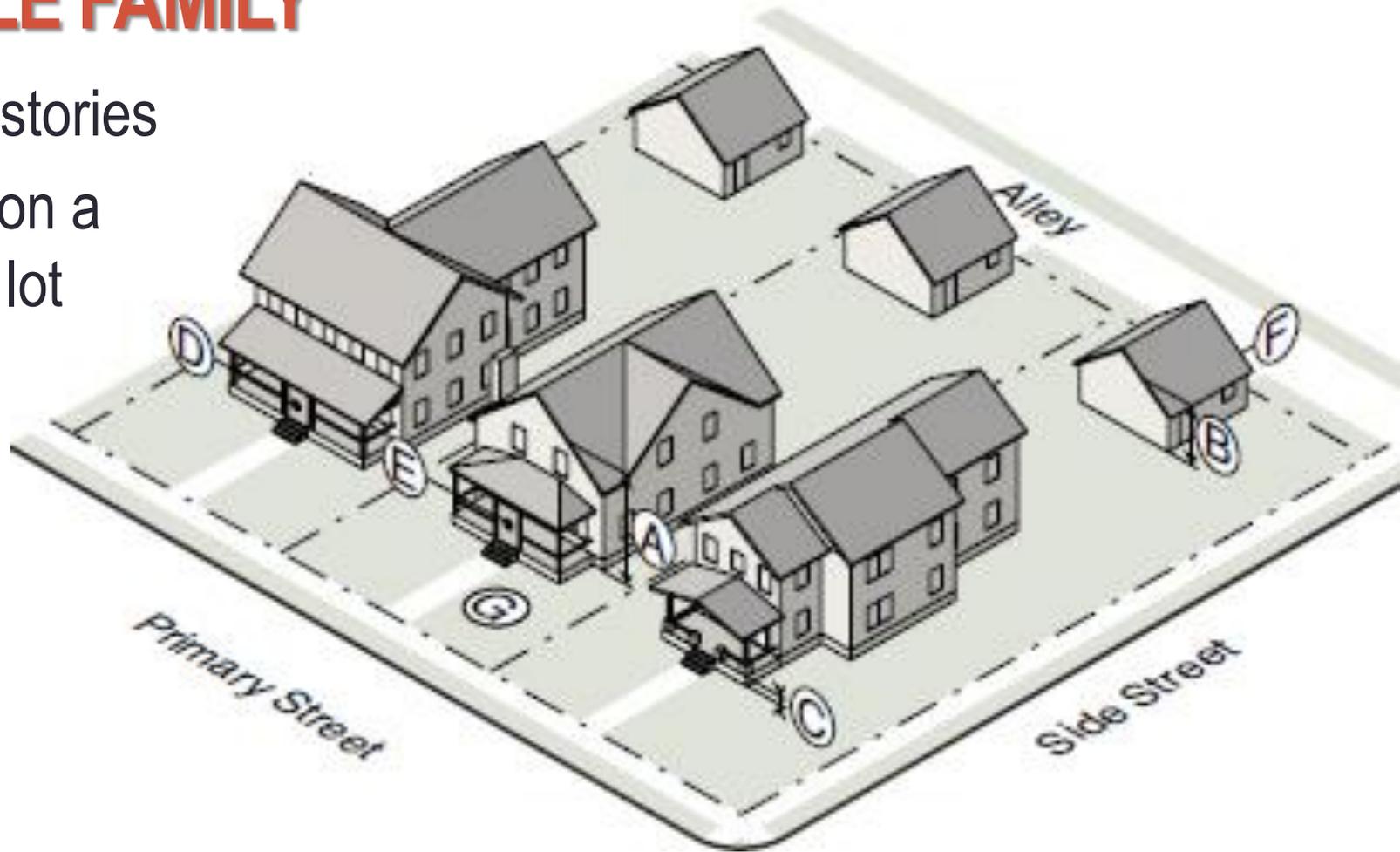
Mixed Use
2 - 5 stories
Ground floor commercial, with residential units above

EXERCISE 3

BUILDING TYPES

SINGLE FAMILY

- 1 to 3 stories
- 1 unit on a single lot

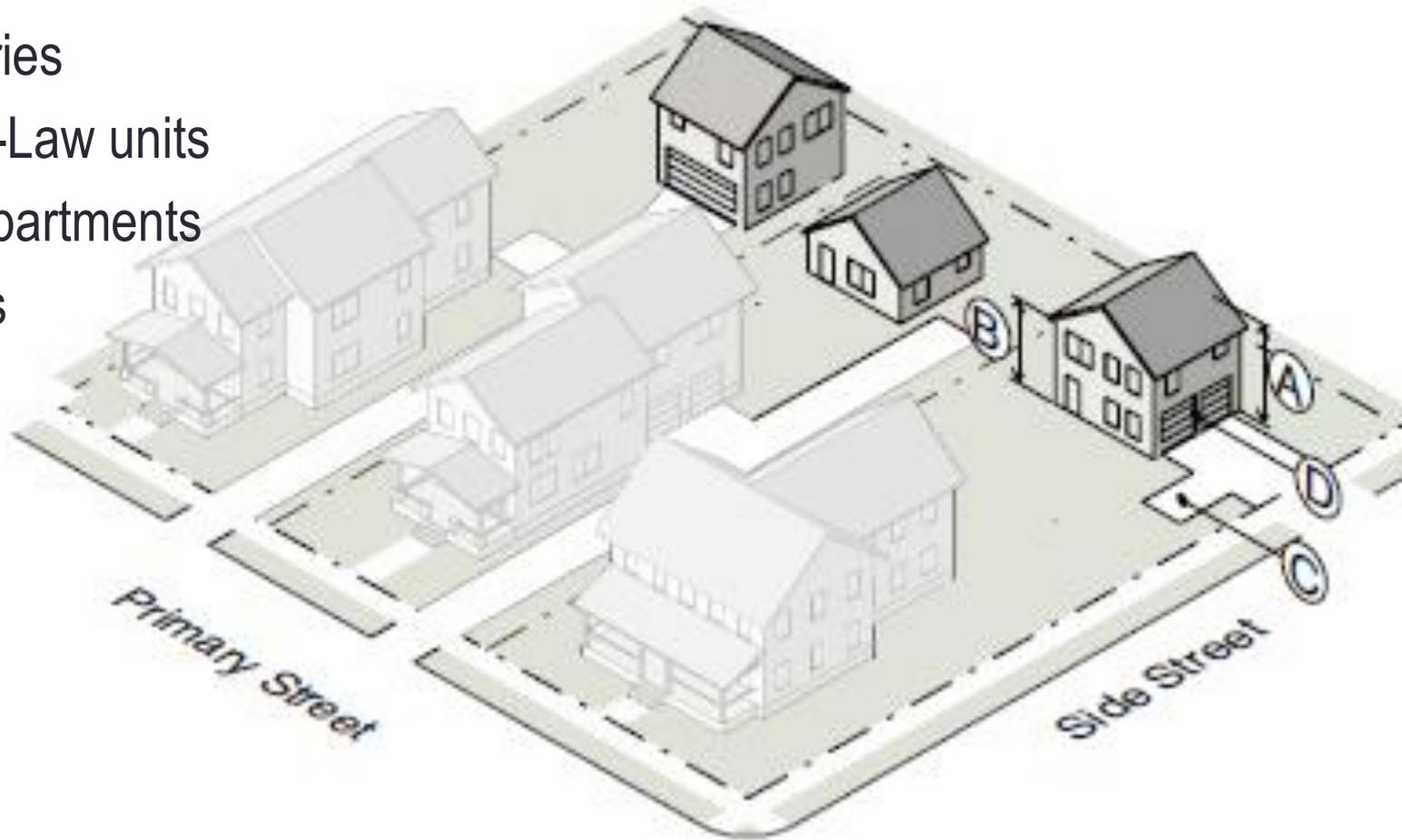


EXERCISE 3

BUILDING TYPES

ACCESSORY DWELLING

- 1 to 3 stories
- Mother-in-Law units
- Garage apartments
- Alley units



EXERCISE 3

BUILDING TYPES

TWO FAMILY

- 1 to 3 stories
- 2 units on a single lot

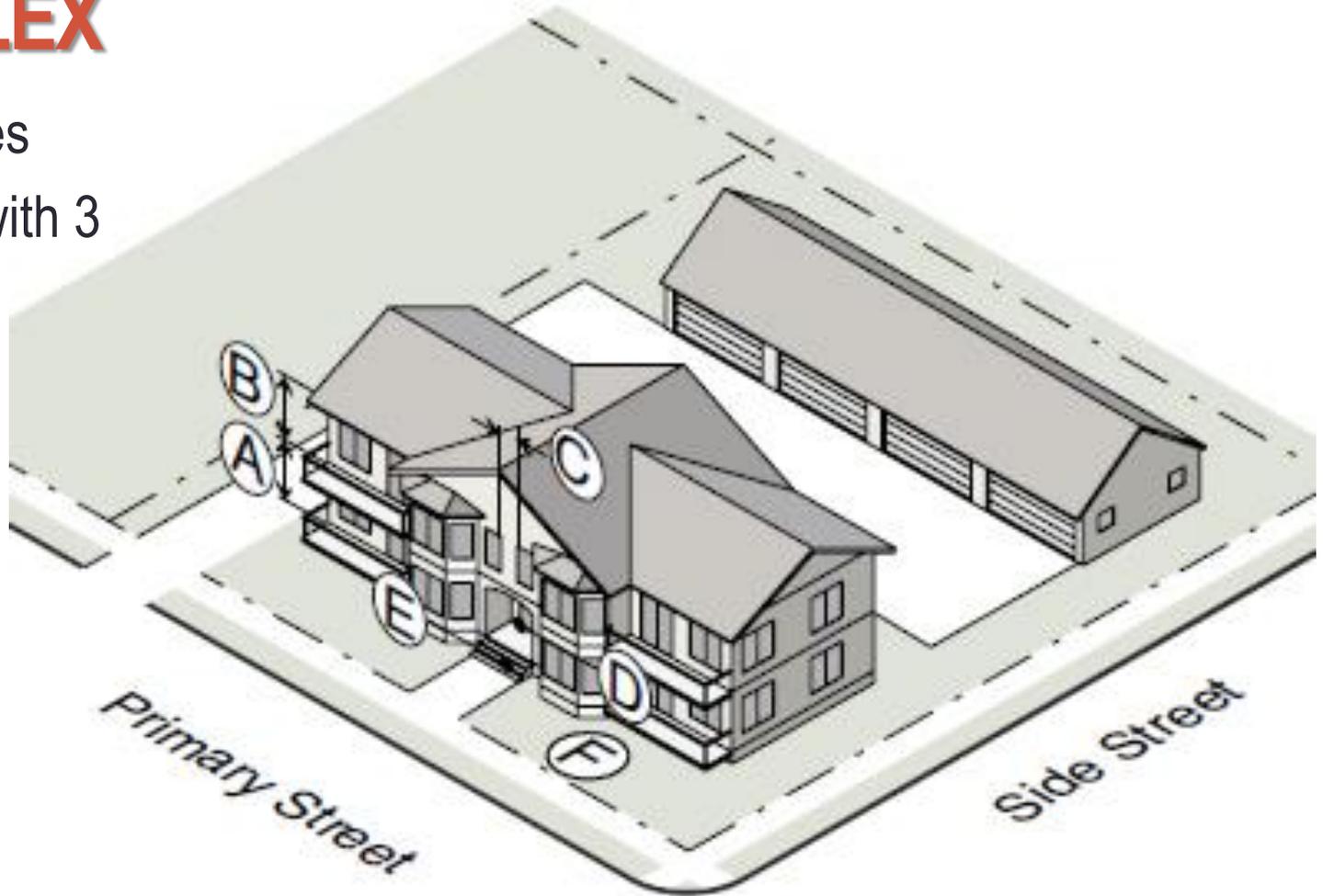


EXERCISE 3

BUILDING TYPES

MULTIPLEX

- 2 to 3 stories
- 1 building with 3 to 6 units

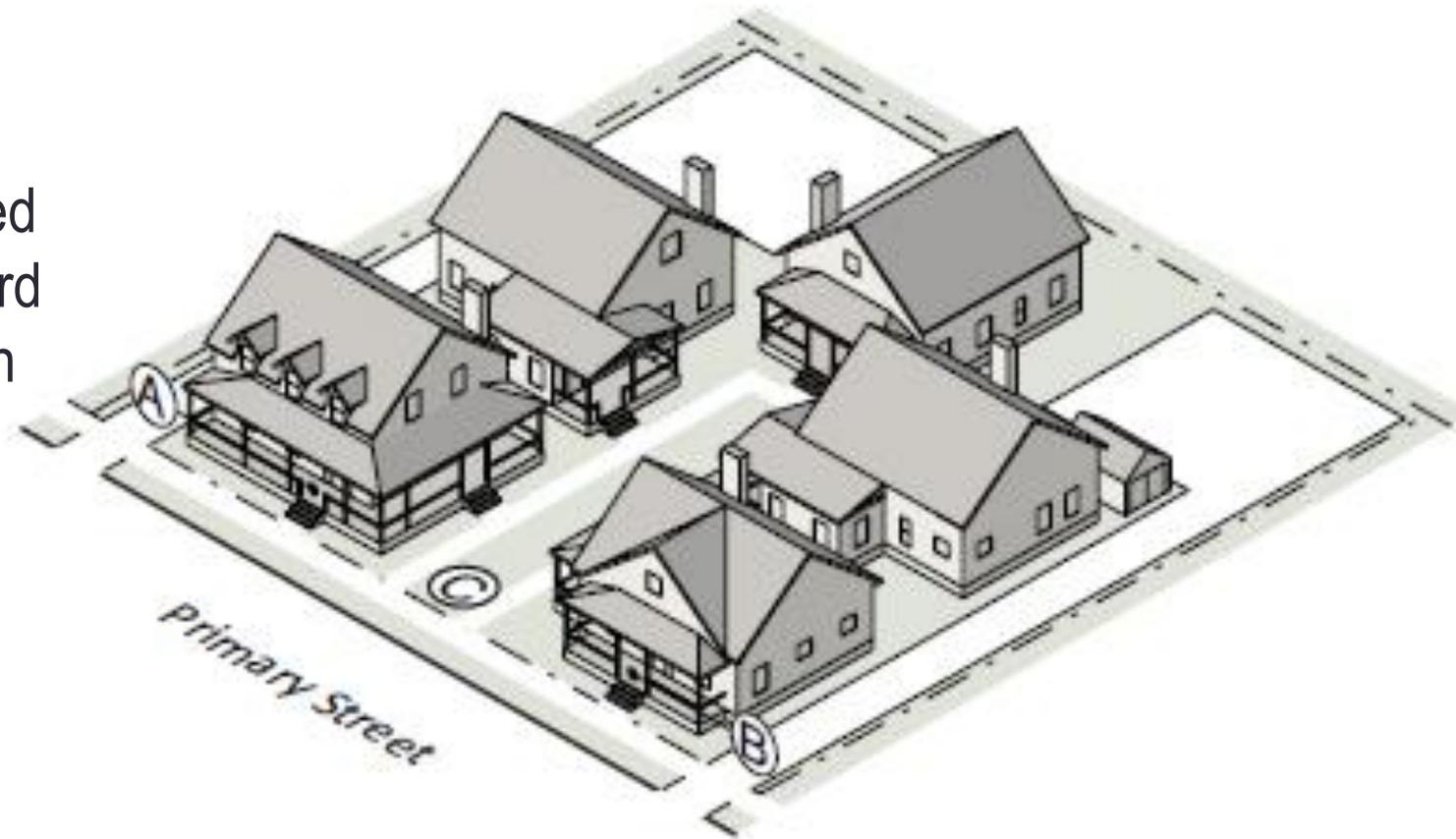


EXERCISE 3

BUILDING TYPES

COTTAGE COURT

- 2 to 3 stories
- Multiple single-family units centered on a courtyard on more than one lot

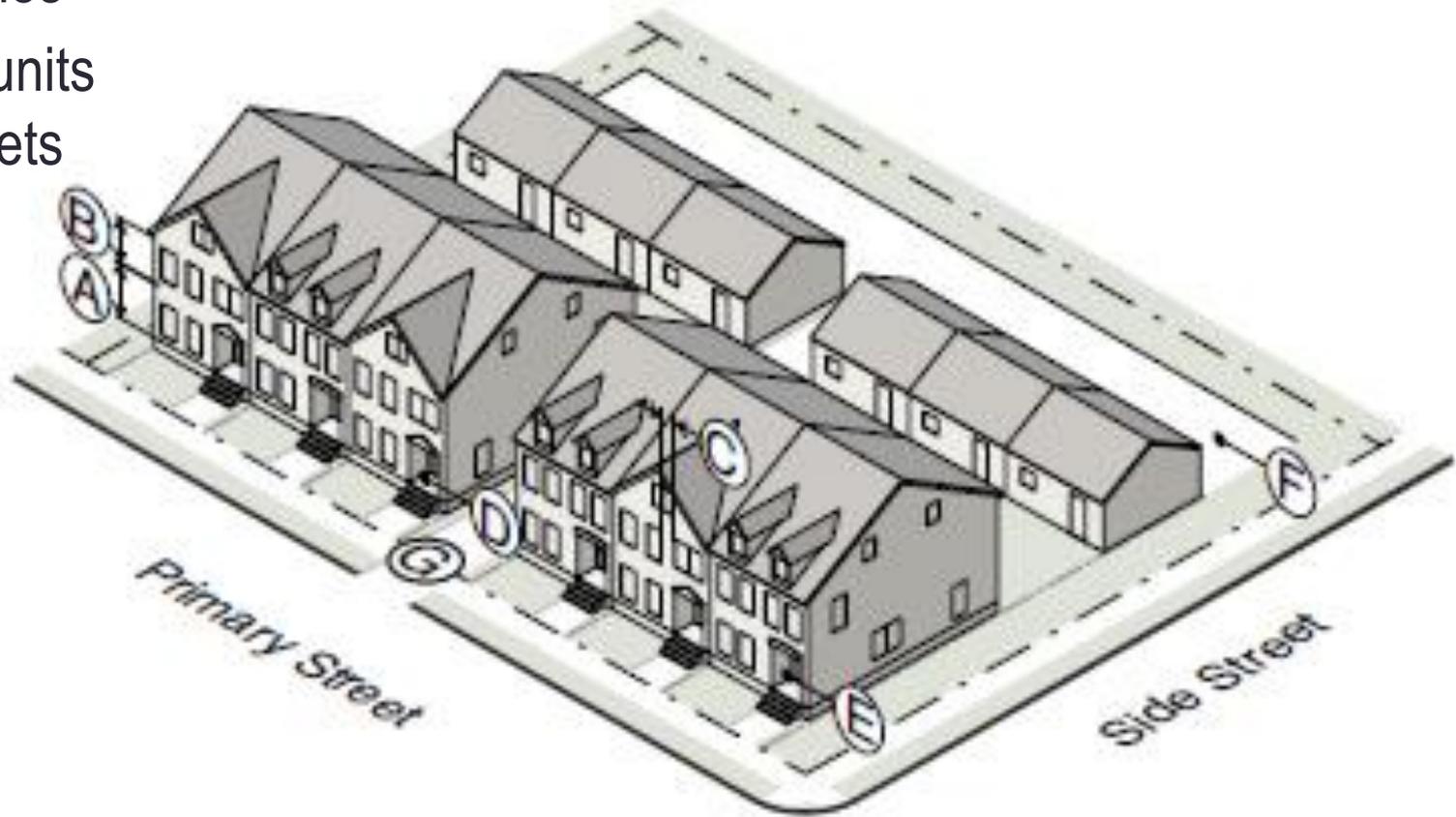


EXERCISE 3

BUILDING TYPES

TOWNHOME

- 2 to 3 stories
- Attached units along streets

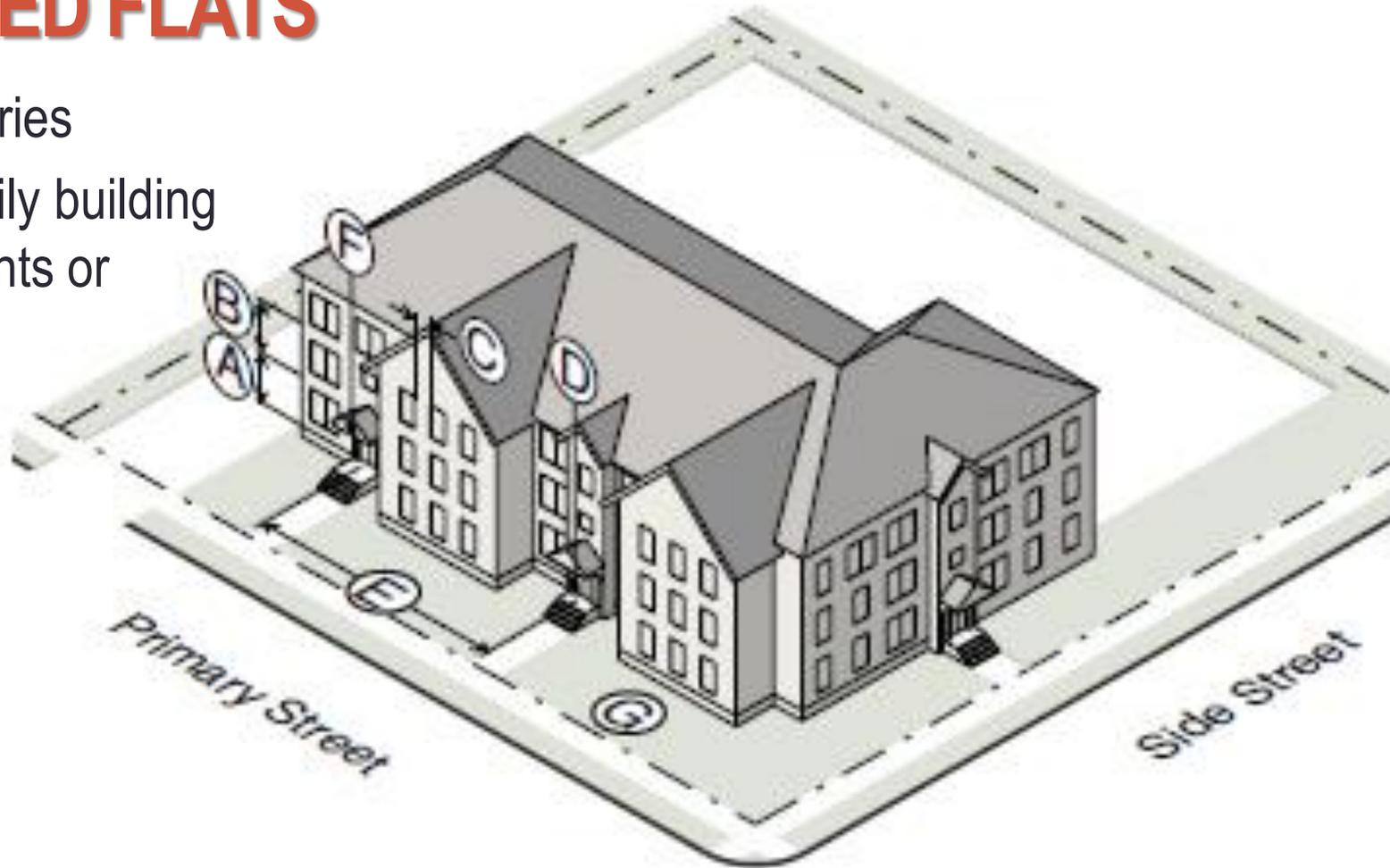


EXERCISE 3

BUILDING TYPES

STACKED FLATS

- 2 to 5 stories
- Multi-family building (apartments or condos)

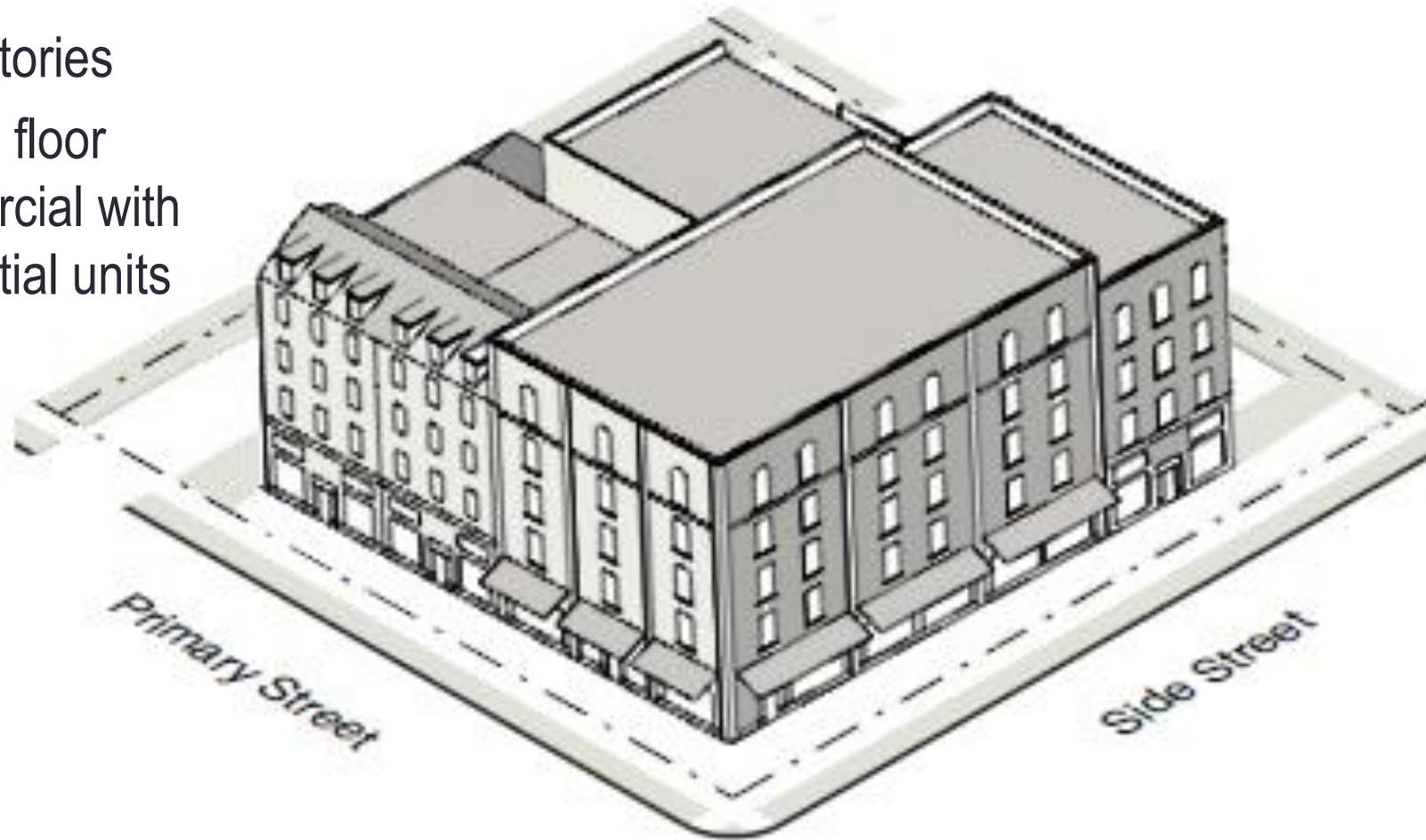


EXERCISE 3

BUILDING TYPES

MIXED USE

- 2 to 5 stories
- Ground floor commercial with residential units above



EXERCISE 3

RESIDENTIAL CHARACTER

Building on the results of Exercise 2, group will identify:

- Appropriate land uses and building types in areas the group identified to direct growth and change

Results give us insight into which character policy should be considered if a change is desired

EXERCISE 3

GROUP PRESENTATIONS

HIGHLAND HEIGHTS VISIONING WORKSHOP

6. NEXT STEPS

HIGHLAND HEIGHTS VISIONING WORKSHOP

NEXT STEPS

@ East Precinct

TUE

Open Design
Studio
1:30-3:30

Advisory
Committee
3:00-4:00

WED

Open
Design
Studio
9:30-11:30

THU

Draft
Plan
Presentation
5:30-7:30

MAR-APR

Develop plan
Advisory
Committee

MAY

MPC Public
Hearing

Check out the website for project information and important dates:
HighlandHeightsStudy.nashville.gov

END
